

County of Ventura

Ventura County Medical Center Expansion Replacement Clinic

Final
**Supplemental
Environmental
Impact Report**



September 2017

Ventura County Medical Center Expansion Project Replacement Clinic

Final Supplemental Environmental Impact Report

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EXECUTIVE SUMMARY

This Supplemental Environmental Impact Report (SEIR) analyzes the aesthetic effects of the Replacement Clinic (Clinic) building already constructed on the Ventura County Medical Center (VCMC) campus as part of the VCMC Expansion Project; specifically, the incremental height and profile-related impacts of the current 90-foot Clinic building compared to a 75-foot tall Clinic building at the same location are analyzed.

This evaluation compares the height and profile-related impacts of the as-built, five-story, 90-foot tall Clinic building at its current location with those of a five-story, 75-foot tall building at the same location, focusing on the impacts to views from surrounding areas along Foothill Road, Agnus Drive, and Estrella Street. Photographs of various views were taken from each of the streets, mostly when the Clinic was within the viewshed. Photosimulations of a 75-foot building were then created with the photographs from the surrounding viewsheds. Views resulting from photosimulations of the Clinic building with a 75-foot height were compared to views with the existing, 90-foot tall Clinic building to assess the incremental impact in each of the viewsheds caused by the additional 15 feet.

This SEIR also addresses a previously-approved mitigation measure, AES-3, Utility Undergrounding, included in the 1994 Environmental Impact Report (EIR) certified by the County of Ventura (County) for the VCMC Expansion Project. This mitigation measure is intended to address aesthetic impacts associated with the Clinic building as a whole. It requires the undergrounding of existing Southern California utility lines strung along the border of the VCMC campus and adjacent residential properties along the west side of Agnus Drive. In response to the County's previously circulated Draft SEIR, public commenters requested that this mitigation measure be implemented and inquired about its status. The continued feasibility of this mitigation measure is doubtful given the high costs and legal impediments that would be associated with its implementation. According to the 1994 EIR, the aesthetic impacts associated with the Clinic building as a whole would remain significant and unavoidable even with the implementation of this mitigation measure. If this mitigation measure is removed and not implemented due to its infeasibility, the aesthetic impacts associated with the Clinic building – as built in its current location – would remain significant and unavoidable, and the aesthetic issue associated with the existing utility lines would not improve.

Summary of Revisions to Previously Circulated Draft SEIR

~~The County previously circulated a Draft SEIR for a 45-day public review period that began on March 23, 2016 and concluded on May 6, 2016. This Draft SEIR has been revised by adding information on the existing 1994 mitigation measure to install underground utility lines along Agnus Drive and two additional mitigation measures. This Draft SEIR also includes responses to comments previously received.~~

Public Review

The County circulated a Draft SEIR for a 45-day public review period that began on March 23, 2016 and concluded on May 6, 2016. The County circulated a Revised Draft SEIR for an additional 45-day public review period from March 24 to May 8, 2017. The Revised Draft SEIR was revised by



adding information on the existing 1994 mitigation measure to install underground utility lines along Agnus Drive and two additional mitigation measures. The Revised Draft SEIR also included responses to comments previously received.

Aesthetic Impacts and Mitigation Measures

The incremental difference in building height does not result in a significant impact to views along Foothill Road, Hilltop Drive, or Estrella Street. However, the incremental increase in view blockage from the intersection of Agnus Drive and Fairmont Drive and Lynn Drive north of Gale Way (“upper Lynn Drive”), is significant due to the loss of ocean and island views beyond that which would occur with a 75-foot-tall building. This SEIR ~~recommends four~~ identifies five measures to mitigate for the adverse effects of the top 15 feet associated with the Clinic building and analyzes the feasibility of a mitigation measure from the 1994 Environmental Impact Report (EIR) (installation of underground utility lines along the west side of Agnus Street). The first is to provide additional landscaping along Foothill Road, particularly in areas where there are currently patches of empty dirt and pavement along the south side of Foothill Road and within the VCMC parking lot. Vegetation height would be limited to 47 feet, consistent with the height of existing shrubbery near Foothill Road. The second is to alter the exterior color of the Clinic, which is currently a dark brown, to a more neutral color that reduces the contrast with the surrounding landscape and that is coordinated with the coloring of the new Hospital Replacement Wing building. However, since the various color schemes’ aesthetic impacts are subjective in nature, this mitigation measure appears to be unfeasible. The third is to top the eucalyptus tree grove located north of the clinic and parking lot, south of Foothill Road, in between Hospital Road and Agnus Drive. Topping the tree grove ~~would~~ opens up some scenic views, such as providing more views of the ocean along Foothill Road, Fairmont Drive and Agnus Drive. This mitigation measure also appears to be unfeasible because the base of the tree grove occurs at a similar elevation to the top of the Clinic building. Therefore, topping the tree grove would essentially completely remove the tree grove, which is not desired due to the tree grove’s aesthetic and biological value. The fourth is to thin the eucalyptus tree grove located north of the clinic and parking lot. The ~~fourth~~ fifth is to remove the laundry facility roof venting equipment on a building adjacent to the Clinic to reduce the aesthetic impact of the Clinic along Gale Way and Agnus Drive.

Significance after Mitigation

The proposed mitigation measures would enhance the visual character of the VCMC campus and improve the quality of views surrounding the campus. However, these measures would not address the obstruction of scenic resources from the public viewpoint located at the Agnus Drive/Fairmont Drive intersection or upper Lynn Drive. Therefore, the visual impact at ~~this~~ these public viewpoints would remain significant after implementation of mitigation. The Clinic building’s impact to aesthetics based on the difference in the height and scale between the Clinic building and the surrounding residential neighborhood, which was considered significant and unavoidable in the 1994 EIR and 2005 Addendum, is exacerbated by the additional 15 feet of Clinic building height and would likewise remain significant.



In addition, should the existing mitigation measure AES-3, Utility Undergrounding, be removed due to its infeasibility, the aesthetic impacts of the Clinic building, especially from viewpoints along Agnus Drive, would remain significant and unavoidable. The aesthetic improvements that would otherwise be provided by this mitigation measure would not occur.



1.0 INTRODUCTION

This document is a Supplemental Environmental Impact Report (SEIR) analyzing the aesthetic effects of the Replacement Clinic (Clinic) building already constructed on the Ventura County Medical Center (VCMC) campus as part of the VCMC Expansion Project. In particular, this SEIR analyzes the incremental height and profile-related impacts of the current 90-foot Clinic building compared to a 75-foot tall Clinic building at the same location. This section describes: (1) the general background of the project; (2) the purpose and legal authority of the SEIR; (3) the scope and content of the SEIR; and (4) lead, responsible, and trustee agencies; and (5) areas of public controversy. This SEIR also addresses the continued feasibility of existing mitigation measure AES-3, Utility Undergrounding, and the environmental effects associated with not implementing it.

1.1 PROJECT BACKGROUND

The VCMC Expansion Project involved the redevelopment of portions of the VCMC campus to provide improved medical and medical examiner facilities, as well as increased parking capacity (Ventura County Public Works Agency, 1993a). The project entailed the demolition of 81,888 square feet of existing facilities and the construction of 144,003 square feet of new facilities, including the Clinic (Ventura County Public Works Agency, 1993b). In accordance with the State CEQA Guidelines, an Initial Study was prepared for the proposed project and a Notice of Preparation was distributed on May 27, 1993 (Ventura County Public Works Agency, 1993a). The Initial Study examined the 29 environmental issue areas on the Ventura County Initial Study Checklist and determined that the proposed project could result in significant impacts in five environmental issue areas: Land Use, Aesthetics, Transportation and Circulation, Air Quality, and Noise (Ventura County Public Works Agency, 1993a).

A number of residents along the west side of Agnus Drive, immediately east of the VCMC campus, expressed concern about the environmental consequences of constructing the proposed Clinic and parking structure at public meetings held on April 22 and 28 and July 8, 1993, as well as in responses to the Notice of Preparation. Concerns were focused primarily on the land use and aesthetic issues related to the alteration of views from Agnus Drive that would result from construction of these multi-level structures (Ventura County Public Works Agency, 1993b).

The County originally certified the Environmental Impact Report (EIR) in 1994. The EIR stated that the five-story Clinic would be “up to 75 feet in height” and concluded that the Clinic’s land use and aesthetic impacts due to intensification of scale as compared to adjacent residential uses and resulting alteration of views would be significant and unavoidable (Ventura County Public Works Agency, 1993b). In 2005, the County prepared an Addendum to the 1994 EIR to evaluate the potential impacts of relocating the Clinic building a few hundred feet northwest from the original location (Ventura County Public Works Agency, 2005a). The Addendum concluded that relocation of the Clinic building would not increase aesthetic impacts as compared to what was identified in the 1994 EIR, but found that the aforementioned land use and aesthetic impacts would continue to be significant and unavoidable. Project design features and aesthetic mitigation measures were found to reduce compatibility conflicts associated with the Clinic. However, no measure other than reducing the height of the building was identified to mitigate impacts to below a level of



significance. The County filed Notices of Determination (NOD) after approving both the original 1994 EIR and the 2005 Addendum (Ventura County Public Works Agency, 2005b).

In May of 2008, a community group called Ventura Foothill Neighbors (VFN) learned about the Clinic project when a citizen noticed equipment at the construction site and inquired what was being built. In July 2008, VFN filed a petition for writ of mandate in Ventura County Superior Court (Case No. 56-2008-00323043-CU-PT-OXN) alleging that the County violated CEQA by authorizing the construction of the 90-foot Clinic in a new location, which VFN alleged would have significant aesthetic impacts that were not examined or addressed pursuant to CEQA. In July 2008 VFN also sought a preliminary injunction to stop construction of the building. The Ventura County Superior Court denied the injunction request, and the County proceeded to complete the building in 2010. In December 2013, the Ventura County Superior Court heard the VFN lawsuit on the merits. The Ventura County Superior Court thereafter ruled that the County violated CEQA by approving, in 2005, an increase of the Clinic building's height from 75 feet to 90 feet. The Ventura County Superior Court ruled that this constituted a substantial project change and that the 1994 EIR required revisions to address the resulting potentially significant aesthetic impacts. The Ventura County Superior Court issued a peremptory writ of mandamus directing the County to:

“[D]raft and circulate for public review and comment a focused supplemental EIR that analyzes the height and profile-related impacts of the Ventura County Medical Clinic building (‘Clinic’) in its current location and to thereafter comply with the California Environmental Quality Act, except that the County need not study, consider, approve or implement any mitigation measure that reduces the as-built size or height of the Clinic.”

The Ventura County Superior Court's decision was affirmed by the California Court of Appeal, Second Appellate District. (*Ventura Foothill Neighbors v. County of Ventura* (2014) 232 Cal.App.4th 429.)

1.2 PURPOSE AND LEGAL AUTHORITY

The Ventura County Superior Court directed the County to prepare and circulate a supplemental EIR. Supplemental EIR's are addressed in Section 15163 of the *State CEQA Guidelines*, which states that the Lead Agency shall prepare a supplement to an EIR rather than a subsequent EIR if any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Section 15163 also states:

- *The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised;*
- *A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087;*
- *A supplement to an EIR may be circulated by itself without the recirculating the previous draft or final EIR;*
- *When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.*



This SEIR has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the *State CEQA Guidelines*.

1.3 SCOPE AND CONTENT

Section 15163(b) of the *State CEQA Guidelines* states that, “the supplemental EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.” The Ventura County Superior Court ruled that the increase in the height of the Clinic building from 75 to 90 feet was a substantial project change that would result in potentially significant aesthetic impacts not previously addressed in the 1994 EIR. This SEIR focuses on those issues.

In particular, this SEIR analyzes the height and profile-related aesthetic effects, including site-specific and cumulative effects, of the five-story, 90-foot tall Clinic building in its as-built location, as compared to a five-story, 75-foot Clinic building in the same location. In addition, the SEIR recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects.

In addition, this SEIR addresses a previously-approved mitigation measure, AES-3, Utility Undergrounding, included in the 1994 EIR. (1994 EIR, Section 5.2-22, 5.2-23.) This mitigation measure is intended to address aesthetic impacts associated with the Clinic building as a whole. (*Ibid.*) It requires the undergrounding of existing Southern California utility lines strung along the border of the VCMC campus and adjacent residential properties along the west side of Agnus Drive. (*Ibid.*) In response to the County’s previously circulated Draft SEIR, commenters requested that this mitigation measure be implemented and inquired about its status. As addressed below, the continued feasibility of this mitigation measure is doubtful given the high costs and legal impediments that would be associated with its implementation.

In preparing the SEIR, use was made of pertinent County policies and guidelines, existing EIRs and background documents prepared by the County. A full reference list is contained in Section 7.0 *References and Preparers*, of this SEIR.

The level of detail contained throughout this SEIR is consistent with the requirements of CEQA and applicable court decisions. The *State CEQA Guidelines* provide the standard of adequacy on which this document is based. The Guidelines state:

“An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.” (Section 15151)



1.4 LEAD, RESPONSIBLE AND TRUSTEE AGENCIES

The *State CEQA Guidelines* define lead, responsible, and trustee agencies. The County of Ventura is the lead agency for the project because it holds principal responsibility for approving the project.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. A trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. There are no responsible or trustee agencies with authority or jurisdiction over the aesthetic issues addressed in this SEIR.

1.5 AREAS OF PUBLIC CONTROVERSY

As discussed in Section 1.1, *Project Background*, the primary area of public controversy for the project relates to the alteration of views from the neighborhoods surrounding VCMC in the areas along Foothill Road, Agnus Drive, and Estrella Street- as well as Lynn Drive, Loma Vista Road, Shamrock Drive, and Fairmont Drive.



2.0 PROJECT DESCRIPTION

This SEIR analyzes the height and profile-related aesthetic impacts of the as-built, five-story, 90-foot tall Clinic building in its current location, as compared to a five-story, 75-foot Clinic building in the same location, with emphasis on incremental impacts to views from surrounding areas along Foothill Road, Agnus Drive, and Estrella Street. The background of the project is described in Section 1.0, *Introduction*. The specific characteristics of the project, including the project applicant, are described below.

In addition, this SEIR addresses a previously-approved mitigation measure, AES-3, Utility Undergrounding, included in the 1994 EIR. (1994 EIR, Section 5.2-22, 5.2-23.) This mitigation measure is intended to address aesthetic impacts associated with the Clinic building as a whole. (*Ibid.*) It requires the undergrounding of existing Southern California utility lines strung along the border of the VCMC campus and adjacent residential properties along the west side of Agnus Drive. (*Ibid.*) In response to the County's previously circulated Draft SEIR, public commenters requested that this mitigation measure be implemented and inquired about its status.

2.1 PROJECT PROPONENT

County of Ventura
800 S. Victoria Avenue
Ventura, CA 93009

2.2 PROJECT SITE LOCATION

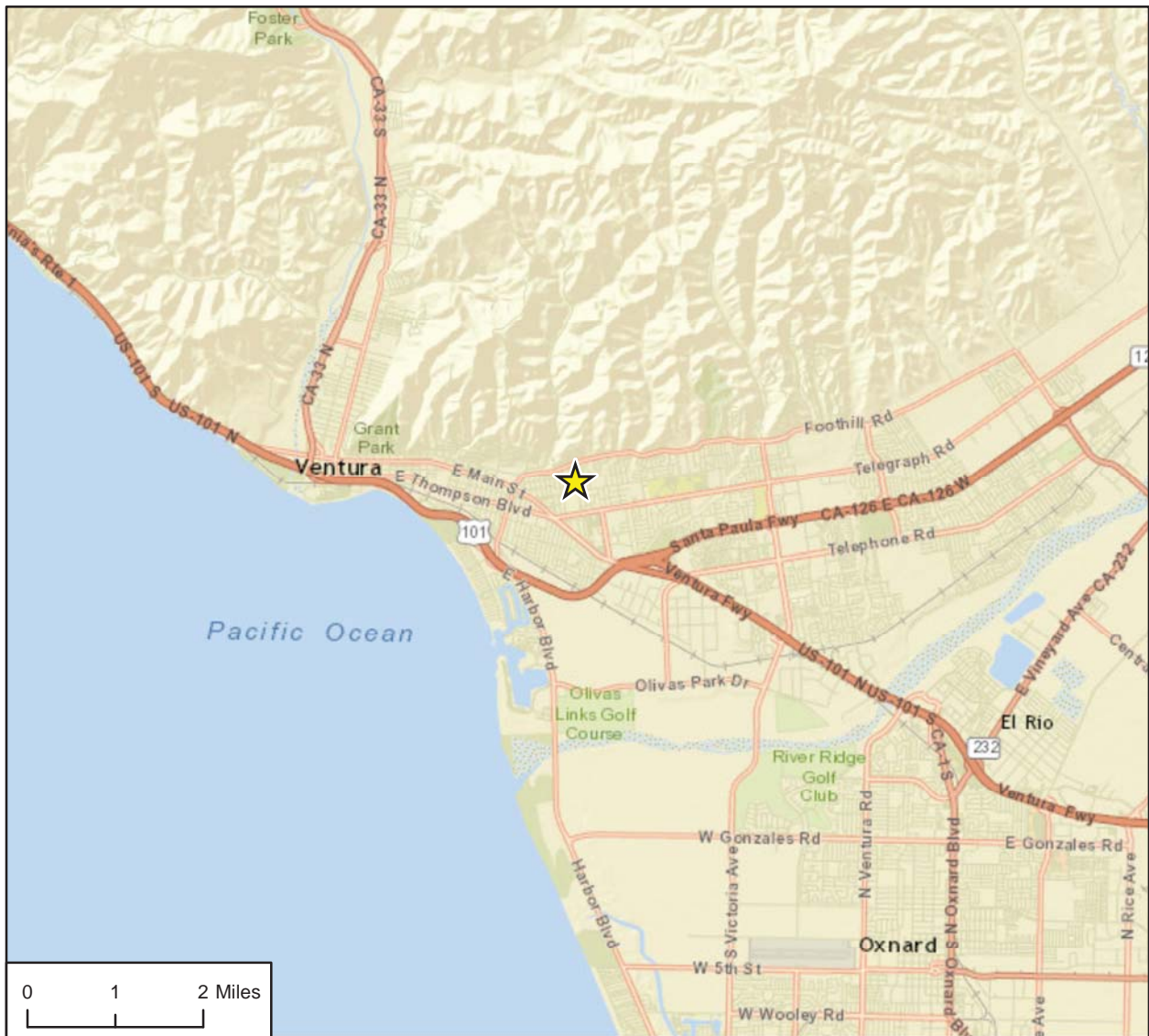
The VCMC is located in the City of Ventura, which is located on the coast between Malibu and Santa Barbara. The Ventura County Medical Center occupies approximately 40 acres in the north-central area of the City. The uses surrounding the project site are mostly residential, commercial and public health facilities. Single-family Residential buildings exist along the eastern perimeter of the Ventura County Medical Center, and across the street along the northern boundary of the center, and to the west of Hillmont Avenue along Estrella Street. The Ventura County Medical Center campus is bounded on the north by Foothill Road; on the south by Loma Vista Road; on the west by Hillmont Avenue; and on the east by residential buildings.

The site of the Clinic is located at 340 Hillmont Avenue, south of Hospital Road, in the approximate center of the VCMC property. See Figure 1 for the location of the project site within the region, Figure 2 for the location of the site within the surrounding neighborhood and for the project location within the VCMC.

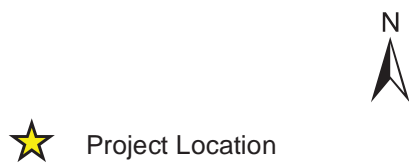
2.3 CURRENT SITE CHARACTERISTICS

The Ventura County Medical Center is a general acute care facility with over 200 beds. The Center provides Comprehensive Neonatal, Emergency and Outpatient Medical Care Programs. Its teaching program is affiliated with the UCLA School of Medicine. Buildings on the VCMC campus include the VCMC Hospital, Clinic, Mental Health In-Patient Unit, Medical Examiner facility and





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Regional Location

Figure 1



Figure 1. Regional Location.





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Project Location and Vicinity

Figure 2

A helicopter landing pad is located on the roof of the VCMC Hospital building. The heliport is operated in accordance with a Heliport Permit issued to the County by the California Department of Transportation, Division of Aeronautics, pursuant to California Public Utility Code sections 21661 et seq. The Heliport Permit requires helicopters to approach and depart the landing pad from directly north and south of the Hospital building, magnetic bearings 155° and 335°. No changes to the Helipad Permit, the heliport itself, or to the specified flight path were made as a result of the construction of the Clinic building.

2.4 PROJECT OBJECTIVES

As directed by the Ventura County Superior Court, this SEIR analyzes the height and profile-related aesthetic impacts of the as-built, five-story, 90-foot tall Clinic building in its current location, as compared to a five-story, 75-foot Clinic building in the same location, with emphasis on the incremental impacts to views from immediate surrounding areas along Foothill Road, Agnus Drive, and Estrella Street; as well as areas nearby, including along Lynn Drive, Loma Vista Road, Shamrock Drive, and Fairmont Drive.

The purpose for the expansion of the VCMC facility, including the construction of the Clinic building, was to:

- 1. Relieve current overcrowded conditions in the Mental Health In-Patient Unit, Medical Examiners Office and other facilities on the campus that were housed in buildings that, in many cases, were designed for other purposes*
- 2. Provide medical and medical examiner services from coordinated and centralized locations*
- 3. Provide additional parking to better accommodate the previous demand for parking and to compensate for the loss of onsite parking that resulted from new building construction.*

The objective of the Clinic was to consolidate the separate Clinics and buildings dispersed throughout the VCMC Campus, into one facility that could provide a variety of service to patients. The dispersed buildings and trailers were old, difficult to maintain, inefficient in layout, separated one another and the hospital, seismically unsafe, and inefficient in utilities consumption. The consolidation of Clinics was also aimed to enhance staff utilization and fund operations. The Clinic was also constructed to provide specialized out-patient care at a central location in the County while, concurrently, the Health Care Agency began to expand the County's provision of primary care by the establishment of satellite Clinics throughout the County. Clinic's location, immediately adjacent to the hospital, was also intended to provide rapid access to the hospital's medical laboratory, dietary services, cafeteria, and special treatment services (DEIR, 1993). The construction of the Clinic involved the demolition or removal of 12 onsite facilities totaling 43,475 square feet and construction of the five-story, approximately 73,000 square foot Clinic.



3.0 ENVIRONMENTAL SETTING

This section provides a general overview of the environmental setting for the project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4.0, *Environmental Impact Analysis*.

3.1 REGIONAL SETTING

The project site is located in the City of Ventura, in southern Ventura County (see Figure 1). Ventura is located along the Pacific Coast between the cities of Malibu and Santa Barbara. Ventura is bounded to the south and east by the Santa Clara River, to the west by the Pacific Ocean and to the north by the Ventura Hills. The Mediterranean climate of the region and coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The region is subject to various natural hazards, including earthquakes, landslides, and wildfires.

3.2 PROJECT SITE SETTING

The VCMC campus constitutes one parcel located at 3100 Foothill Road in Ventura. The parcel encompasses approximately 40 acres located on the north side of Loma Vista Road and the south side of Foothill Road between Hillmont Avenue and Angus Drive. The VCMC campus houses a variety of medical facilities, including a full-service acute care hospital and a 24-hour emergency center, in addition to ground-level parking and a helicopter landing pad located on the top of the VCMC Hospital.

The VCMC campus is located in the urban area designated by the Ventura County General Plan and within the Public and Institutional Zone of the City of Ventura. Land uses to the west, north and east of the VCMC campus include low- and medium-density residential uses. Medical offices and religious facilities are present south of the site along the south side of Loma Vista Drive.

3.3 CUMULATIVE PROJECT SETTING

CEQA defines “cumulative impacts” as two or more individual events that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, aesthetics impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the SEIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

Two projects could, in combination with construction of the Clinic building, potentially contribute to cumulative view impacts to areas surrounding the VCMC. One project is the Community Memorial Hospital (CMH) located on Loma Vista Road, approximately 0.25 miles southwest of the VCMC. CMH is currently constructing a new six-story, 325,000 square foot hospital adjacent to the current hospital building (Community Memorial Hospital website, cmhshealth.org).



The other project is the County's construction of a new, 3-story Hospital Replacement Wing located on the southwestern portion of the VCMC campus. The groundbreaking for the Hospital Replacement Wing took place in 2013. The approximately 220,000 square-foot acute care facility is the largest building project in Ventura County's history and will be a seismically compliant, LEED Silver hospital with 120 private patient rooms. The Hospital Replacement Wing will include a healing garden, rooftop pediatric playground, state-of-the-art hybrid operating rooms, as well as a plaza courtyard complete with an outdoor dining area and promenade. The project is expected to be completed in 2017. See Figure 3 for location of the CMH and VCMC Hospital Replacement Wing (VCMC Hospital Replacement Wing Project Site, vcmchrw.org).



4.0 AESTHETIC IMPACT ANALYSIS

This section evaluates the height and profile-related aesthetic impacts of the as-built, five-story, 90-foot tall Clinic building in its current location, as compared to a five-story, 75-foot Clinic building in the same location, with emphasis on the incremental impacts to views from surrounding areas along Foothill Road, Agnus Drive, and Estrella Street.

4.1 SETTING

The VCMC campus encompasses about 40 acres of land in the Midtown area of Ventura. The campus is bounded by Loma Vista Road on the south, Hillmont Avenue on the west, Foothill Road and is bounded by a single-family homes on the east (see Figure 2). The campus is regionally accessible by U.S. 101 and locally accessible by Loma Vista Road, Foothill Road, Mills Road, and Main Street. Existing land uses in the larger project area include institutional, religious, commercial, medical uses and residential uses. The institutional uses include the facilities within the VCMC campus and additional medical offices exist across Loma Vista Road. Residential uses in the area include single-family residential neighborhoods to the west, north, and east of the VCMC campus. Additionally, the VCMC campus contains surface parking facilities at the northern end of the site, accessible by Hillmont Avenue and Foothill Road.

Buildings within the VCMC campus and within the project area primarily range from one to four stories tall and range from about 12-50 feet in height; however, the existing Clinic is five stories tall and has a maximum height of 75 feet to the roof and an additional 15 feet to the utility penthouse. The Pacific Ocean is visible along Foothill Road and streets farther north and uphill.

Public views of the Pacific Ocean are available from Agnus Drive and Foothill Road; however, these are intermittent due to the density of houses and landscaping along the street. See Figure 4 for views along Foothill Road, Agnus Drive, and Estrella Street.

The visual character of the VCMC campus remains similar to that described in the 1994 EIR for the Ventura County Medical Center Expansion. The project site is occupied by medical facilities, internal roads, surface parking and sidewalks. Landscaping is located around most onsite structures, most notably surrounding the facilities fronting Hillmont Avenue. The northern portion of the VCMC mostly consists of parking for the various facilities.





VCMC Campus and Community Memorial Hospital



Photo 1: View from Foothill Street looking south.



Photo 2: View from Agnus Street looking southwest.



Photo 3: View from the southwest corner of Foothill Road and Hillmont Avenue looking southeast.



Photo 4: View from Estrella Street looking east.

Surrounding Views



Structures on the VCMC campus range from one to five stories in height, the Clinic being the tallest building and the VCMC Hospital the second tallest building. Parts of the Hospital, which fronts Loma Vista Road rise to four stories at maximum height of approximately 60 feet above the finished floor elevation. The Mental Health Complex and Public Health building are two stories while most of the remaining buildings are one. The architectural style of most of the structures varies according to the time they were built; therefore, the buildings are generally not coordinated in style. Most of the campus' buildings represent variations of the post-World War II international style, characterized by simple rectilinear lines, large areas of glazing, little or no architectural decoration, and a "function over form" aesthetic philosophy (Ventura County Public Works Agency, 1993). All of the structures feature rectangular or square windows. The typical surface material used for onsite structures is poured concrete or stucco. Exterior paint colors are generally shades of beige and brown.

4.2 IMPACT ANALYSIS AND MITIGATION MEASURES

4.2.1 Methodology and Significance Thresholds

This evaluation compares the height and profile-related impacts of the as-built, five-story, 90-foot tall Clinic building at its current location with those of a five-story, 75-foot tall building at the same location, focusing on the impacts to views from surrounding areas along Foothill Road, Agnus Drive, and Estrella Street. Photographs of various views were taken from each of the streets, mostly when the Clinic was within the viewshed. Photographs were taken on two occasions, during cloudy conditions and clear, high visibility conditions. The photographs that represent the best view of the Clinic were then selected and used to simulate a 75-foot building. Views resulting from photosimulations of the Clinic building with a 75-foot height were compared to views with the existing, 90-foot tall Clinic building to assess the incremental impact in each of the viewsheds caused by the additional 15 feet.

Appendix G of the *State CEQA Guidelines* suggests that significant impacts could occur if a project:

1. *Has a substantial adverse effect on a scenic vista;*
2. *Substantially damages scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;*
3. *Substantially degrades the existing visual character or quality of the site and its surroundings; or*
4. *Creates a new source of substantial light or glare which would adversely affect day or nighttime view in the area.*

By these standards, the 1994 EIR found potentially significant impacts in all four of these categories. The impacts based on the project's removal of trees, and on the project's light and glare, were considered less than significant with mitigation incorporated. The impact to aesthetics based on the difference in the height and scale between the Clinic building and the surrounding residential neighborhood was considered significant and unavoidable.

The present analysis focuses on the first threshold stated above – substantial adverse effect on a scenic vista – which is most closely related to the height and profile-related impacts the Ventura



County Superior Court directed the County to evaluate in this SEIR. This analysis also identifies potential mitigation measures to address overall views from the affected neighborhoods.

4.2.2 Project Impacts

To estimate the difference in aesthetic impacts between a 75-foot Clinic building and the existing 90-foot Clinic building at its current location, photographs were taken of the current Clinic building from viewpoints along Foothill Road, Agnus Drive, Estrella Street, and Hilltop Avenue. Photosimulations of a 75-foot building were then created with the photographs from the surrounding viewsheds. Below is an evaluation of the potential impacts in each viewshed caused by the additional 15 feet of height. Figure 5 provides a Photosimulation Key that illustrates locations where photos were taken. Figures 6a through 6h compare existing conditions from the various vantage points to views without the utility penthouse.

Photos were also taken at streets not immediately surrounding the Clinic building. These streets include: Lynn Drive, Gale Way, Fairmont Drive, Shamrock Drive, Loma Vista Road, and Dos Caminos Avenue. An analysis of the difference in aesthetic impacts between a 75-foot Clinic building and the existing 90-foot Clinic building from these locations is also provided.

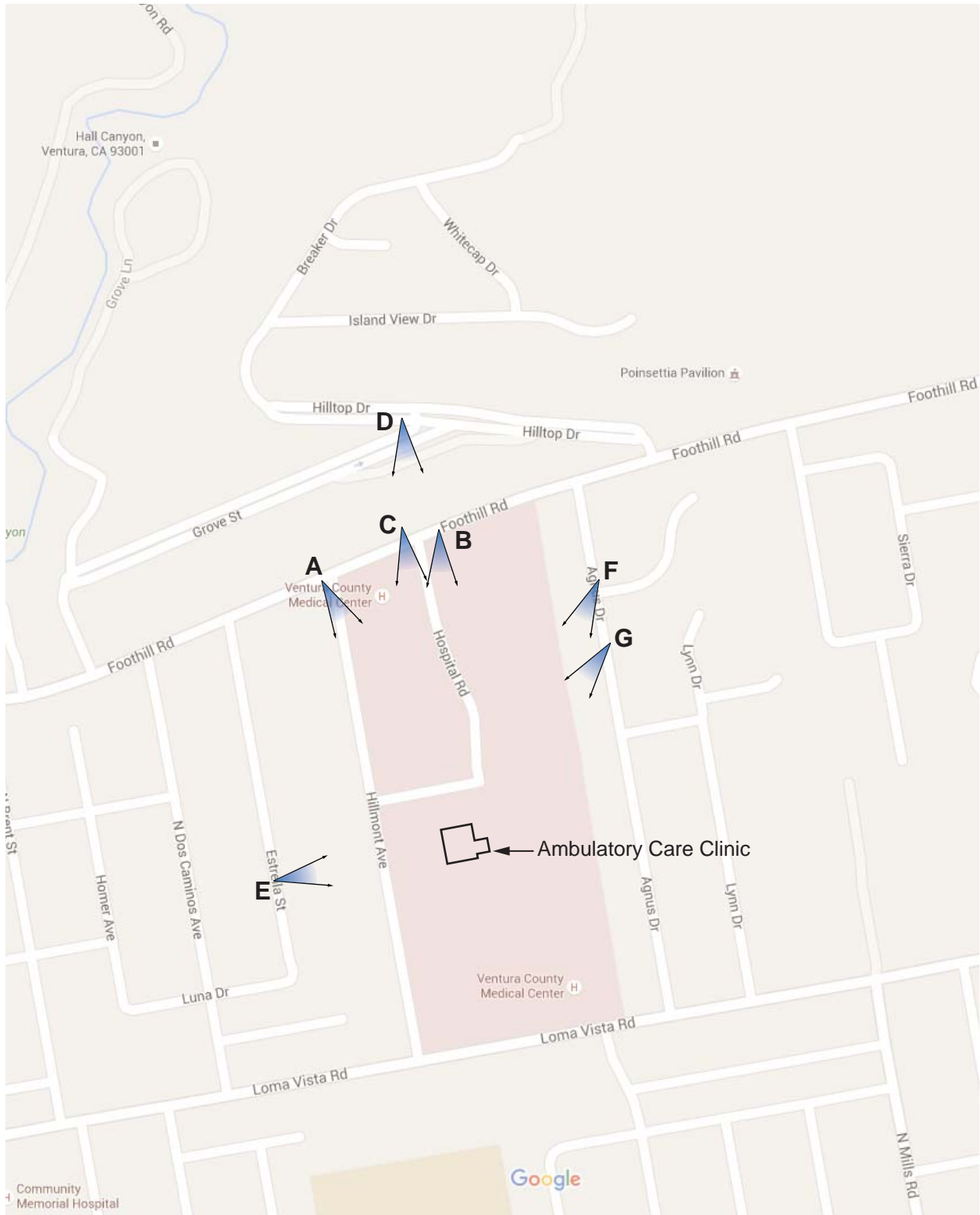
Impact Assessment of Views from Foothill Road

Figures 6a, 6b, and 6c compare views from Foothill Road with the existing 90-foot Clinic building to views that would be available with a 75-foot building. No significant parts of the viewshed such as views of the ocean, islands, or the City are obstructed by the top 15 feet of the building along Foothill Road. The Clinic building can be seen along Foothill Road (a scenic route) between the Hillmont Avenue intersection and before the Agnus Drive intersection. Most of this portion of Foothill Road contains views of the City, and when weather conditions are clear, there are views of the ocean and the Channel Islands. The elevation along Foothill Road increases from west to east. Along the western portion of the VCMC campus frontage near Estrella Street, the current 90-foot Clinic building does not interfere with any views of the City, ocean or islands. The view of the Clinic from Foothill Road, near Agnus Drive, is mostly blocked by vegetation and trees within the VCMC campus band; therefore, the existing 90-foot Clinic does not interfere with any views of the City, ocean or islands. Consequently, the incremental difference in building height does not result in a significant impact to this view location.

Impact Assessment of Views from Hilltop Drive

Figure 6d compares the view from Hilltop Drive with the existing 90-foot Clinic building to the view that would be available with a 75-foot building. The Clinic is within the viewshed from Hilltop Drive, north of the VCMC Campus. Since Hilltop Drive is located at a higher elevation, the viewshed looks down upon the City and the Clinic. The viewshed in which the Clinic is incorporated does not include any views of visual resources such as the ocean or islands. The top 15 feet of the Clinic obstruct a minor view of city landscape that occurs south of the Clinic, but do not block views of any identified scenic resources. Consequently, the incremental difference in building height does not result in a significant impact to this view location.





Basemap Source: Google, Inc., 2015

Photosimulation Key

Figure 5



Existing view from the intersection of Foothill Road and Hillmont Ave



Simulated view from the intersection of Foothill Road and Hillmont Ave





Existing view from just east of the intersection of Foothill Road and Hospital Road



Simulated view from just east of the intersection of Foothill Road and Hospital Road





Existing view from just west of the intersection of Foothill Road and Hospital Road



Simulated view from just west of the intersection of Foothill Road and Hospital Road





Existing view from Hilltop Drive



Simulated view from Hilltop Drive



Impact assessment of Views from Estrella Street

Figure 6e compares the view from Estrella Street with the existing 90-foot Clinic building to the view that would be available with a 75-foot building. The Clinic is within the majority of the viewshed from Estrella Street, except towards the southern end of the street, where two-story multi-family residential units block views toward the VCMC campus. However, the top 15 feet of the Clinic building block only sky and thus does not obstruct the view of any visual resources. Due to the topography and landscaping of the street, no prominent views of the City, ocean, or islands are available from Estrella Street and the top 15 feet of the Clinic building only obstructs a minor portion of sky from the viewshed. Thus, the incremental difference in building height does not result in a significant impact to this view location.

Impact Assessment of Views from Agnus Drive

Figures 6f and 6g compare views from Agnus Drive with the existing 90-foot Clinic building to the view that would be available with a 75-foot building. The majority of the views from the public area (street and sidewalk) along Agnus Drive are not substantially altered by the top 15 feet of the building because such views are largely blocked by existing houses and trees. However, the Clinic can be seen from the east side of Agnus Drive, where it intersects with Fairmont Drive. Whereas shown on Figure 6f, the top 15 feet of the Clinic blocks views of the ocean and Anacapa Island that would be available with a 75-foot building. As illustrated on Figure 6g, view blockage from a point farther south along Agnus Drive due to the existing 90-foot Clinic building is incrementally greater than with a 75-foot building. However, the view blocked is mainly of the sky and views of the ocean and islands would be only minimally affected. The incremental difference in building height with the top 15 feet does not result in a significant impact to views from the locations illustrated on Figure 6g beyond that associated with a 75-foot building. However, the incremental increase in view blockage from the location illustrated on Figure 6f (intersection of Agnus Drive and Fairmont Drive) is significant due to the loss of ocean and island views beyond that which would occur with a 75-foot building.

In addition, as shown in Figures 6f, 6g, 7, Southern California Edison utility lines remain strung along the border of the VCMC campus and the adjacent residential properties along the west side of Agnus Drive. These utility lines are to be removed and undergrounded under existing mitigation measure AES-3, Utility Undergrounding. The utility lines add visual clutter to westerly views along Agnus Drive thereby decreasing aesthetics from these viewpoints, especially when combined with the difference in height and scale between the residential neighborhood and the adjacent VCMC campus.



Existing view from Estrella Street



Simulated view from Estrella Street





Existing view from the intersection of Agnus Drive and Farimont Drive



Simulated view from the intersection of Agnus Drive and Farimont Drive





Existing view from Agnus/Fairmont



Simulated view from Agnus/Fairmont



Impact Assessment of Views from Nearby Streets: Lynn Drive, Gale Way, Fairmont Drive, Shamrock Drive, Loma Vista Road and Dos Caminos Avenue

In response comments received during the initial public review period, photographs were taken from viewpoints not immediately adjacent to the VCMC campus to estimate the difference in aesthetic impacts between a 75-foot Clinic building and the existing 90-foot Clinic building at its current location. These viewpoints are along Lynn Drive, Gale Way, Fairmont Drive, Shamrock Drive, Loma Vista Road and Dos Caminos Avenue.

As shown in the photographs below, which represent the best view possible of the Clinic building from each street, view impacts from these streets are less than what occurs at the view locations discussed above and, except for Lynn Drive, not significant. A partial narrow view of the ocean from upper Lynn Drive is blocked. (See photosimulation below). Otherwise, no views of the ocean or islands or “two trees” are impacted by the Clinic building. Views of the Clinic building from these more distant locations to the east or west are generally entirely blocked by existing buildings or trees.



View looking west toward the Clinic building from Gale Way. View of the Clinic Building is blocked by trees.



View looking southwest toward the Clinic building from Fairmont Drive. View of the Clinic Building is blocked by trees.



Views looking southwest toward the Clinic building from Shamrock Drive. View of the Clinic building is blocked by trees and buildings.



View looking west at the Clinic building from Lynn Drive. View of the top 15 feet of the Clinic Building is visible. View of the ocean is minimal from this vantage point.



Photosimulation of the reduction of additional 15 feet of the Clinic building from Lynn Drive, which shows that the top 15 feet of the Clinic building partially blocks a narrow view of ocean.



View looking northeast at Clinic Building from Loma Vista Road. The top 15 feet of the Clinic building is visible from this vantage point and does not obstruct the view of the foothills or “two trees”.



Photosimulation of the removal of the top 15 feet of the Clinic building from Loma Vista Road. The top 15 feet of the Clinic building does not alter views of the foothills, or “two trees” from this vantage point.





View looking northeast from Dos Caminos Avenue. The top 15 feet of the Clinic building does not block views of “two trees”.

4.2.3 Mitigation Measures

1994 EIR: Undergrounding Mitigation Measure

The 1994 EIR included a number of design features to mitigate for impacts related to aesthetics, including viewshed alteration for Agnus Drive residents. One of these mitigation measures included the installation of underground utility lines along the west side of Agnus Street. The existing Southern California Edison (SCE) utility lines that are strung along the border of the VCMC Campus and adjacent residential properties along the west side of Agnus Drive were to be reinstalled underground and the utility poles were to be removed. (1994 EIR, Section 5.2-22, 5.2-23.) This project is included in the County’s Capital Improvement Plan; however, there are serious issues that need to be resolved before the County can move forward.

County staff and an engineering consultant have investigated the feasibility and cost of this work. See Appendix A. The installation of the conduits and underground structures will require significant trenching within Agnus Drive, in addition to trenching to the adjacent poles on Foothill Road and adjacent underground structures in Loma Vista Road. Each residence will have disruptive construction including but not limited to: one or two easements from the street onto

their property for electricity, cable, and telephone services; replacement of service panels; and several properties will require transformers located on their front yard. SCE design standards mandate that new underground systems be installed in the front parkway area of residential neighborhoods. See Appendix B. Therefore, all transformers and handholes are required at the front property line. Installation of utility equipment at the rear property line on the hospital property is not allowed. Moreover, installation of these required improvements necessitates acquisition of property rights from property owners along the west side of Agnus Drive.

Not all residents are expected to welcome the idea of new easements and significant work on their properties that they did not ask for. It is possible that some residents would not want the work to take place because of the inconvenience, because of the placement of the transformers, or because they do not want to allow workers and inspectors on their property, for example, because of a desire for privacy or concern that unpermitted improvements might be discovered.

The engineering consultant estimates that the undergrounding work would cost \$2,615,300. County staff provided estimates for costs of the project outside the scope of the consultant's analysis as follows. The consultant's estimated labor cost does not account for the requirement that workers on public works projects be paid prevailing wage as established by the Department of Industrial Relations, which is estimated to increase labor costs by about twenty percent (\$193,893.17). The estimated cost for SCE rework, which includes technical design, is \$215,000. See Appendix B for more details. The estimated cost for restoring the properties after the undergrounding work is complete is \$260,000. The estimated cost of compensating property owners for the necessary easements is \$390,000. The cost for easements could increase if there are residents who object to the project. Thus, the total cost of the project is estimated to be about \$3,674,000.

For these reasons, the 1994 undergrounding mitigation measure does not appear to be feasible.

Additional Mitigation Measures

The following measures, additional to the 1994 EIR, provide a range of alternatives to mitigate for the visual impacts associated with the Clinic building as a whole including the effects of the top 15 feet. These measures do not directly address the impacts to views and visual conditions resulting from the incremental difference between a 75-foot-tall Clinic building and the 90-foot-tall as-built Clinic building. No mitigation that would alleviate this view impact is available. The suggested measures would, however, enhance the overall visual character of the VCMC campus and views from neighboring corridors and viewsheds.

Mitigation Measure 1 - Additional Landscaping along Foothill Road

In order to enhance the viewshed from Foothill Road and neighboring viewsheds, provide additional landscaping along Foothill Road, particularly in areas where there are currently patches of empty dirt and pavement along the south side of Foothill Road and within the VCMC parking lot. In order to avoid blocking views further, vegetation height would be limited to 4-7 feet, consistent with the height of existing shrubbery near Foothill Road. See Photo 1 on Figure 4 for current landscape conditions along Foothill Road. Due to the barren state of this area, the provision of additional landscaping would improve views from Foothill Road and neighboring viewsheds.



Mitigation Measure 2 - Modify Color of the Clinic Building

Alter the exterior color of the Clinic, which is currently a dark brown, to a more neutral color that reduces the contrast with the surrounding landscape and that matches the central tower of the Clinic Building and surrounding buildings. This measure would ~~enhance the quality of views~~ decrease the Clinic Building's visual impact and provide visual continuity across the VCMC campus.

The only public comment on this mitigation measure suggested painting the central tower a dark brown to match the rest of the Clinic building. The current color scheme was selected by a committee including surrounding residents. Consequently, what color scheme would improve the overall quality of views is subjective and there is not a consensus among the public. Also, the County of Ventura has estimated the repainting of the Clinic building would cost approximately \$230,000. Therefore, this mitigation measure does not appear to be feasible.

Mitigation Measure 3a - Topping of Eucalyptus Tree Grove North of the Clinic

Top the eucalyptus tree grove located north of the clinic and parking lot, south of Foothill Road, in between Hospital Road and Agnus Drive. Topping the tree grove (not removing it), and maintaining it to a height below where the building reaches 75 feet in elevation would opens up some scenic views, such as providing more views of the ocean along Foothill Road, Fairmont Drive and Agnus Drive.

Topping the tree grove, and maintaining it to a height below where the Clinic building reaches 75 feet in elevation, was considered as a mitigation option as it would also open up some scenic views. However, the base of the tree grove occurs at a similar elevation to the top of the Clinic building due to the steep north-south slope on which the VCMC campus occurs. Therefore, topping the tree grove to where the building reaches 75 in elevation would essentially involve complete removal of the tree grove. See photosimulation below. This would result in the loss of the tree grove's aesthetic and biological values. Consequently, this option appears to be unfeasible.

Mitigation Measure 3b- Thinning of Eucalyptus Tree Grove North of the Clinic

Currently, approximately every three years a Certified Arborist determines the specific amount of thinning that prevents the trees from becoming a structural hazard without causing the trees to decline in health. Under this measure, the Certified Arborist will also determine, and the County will also perform, any specific thinning that will open up views of the ocean and islands without causing the trees to decline in health or become a structural hazard.

If ~~tree-topping~~ thinning is to be initiated during the bird breeding season (February 1 through August 31), pre-topping surveys, as appropriate, shall be conducted by a qualified biologist. Surveys shall be conducted no more than one to two weeks prior to the initiation of ~~topping~~ thinning work. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird

nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall



record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds. Prior to the completion of construction, the applicant shall submit the above referenced documentation to the County of Ventura Public Works Agency.



View looking west from Agnus Drive at the Eucalyptus tree grove north of the Clinic building.



Photosimulation illustrating how topping the tree grove would alter views of the the Clinic building from the same vantage point but would also involve almost complete removal of the tree grove.



Mitigation Measure 4 – Removal of Laundry Facility Roof Venting Equipment

Remove the laundry facility roof venting equipment on a building adjacent to the Clinic. The metal venting equipment is reflective and can be seen from Gale Way due to the contrast of the silver equipment with the dark brown colored Clinic building. The removal of the venting equipment would reduce the aesthetic impact of the Clinic along Gale Way and Agnus Drive.

4.2.4 Significance after Mitigation

The proposed mitigation measures would enhance the visual character of the VCMC campus and improve the quality of views surrounding the campus. However, these measures would not address the obstruction of scenic resources, specifically the view of the ocean and Channel Islands from the public viewpoint located at the Agnus Drive/Fairmont Drive intersection. The visual impact at this public viewpoint would remain significant after implementation of mitigation.

In addition, the Clinic building's impact to aesthetics based on the difference in the height and scale between the Clinic building and the surrounding residential neighborhood, which was considered significant and unavoidable in the 1994 EIR and 2005 Addendum, is exacerbated by the additional 15 feet of Clinic building height. This impact would likewise remain significant after implementation of mitigation.

If existing mitigation measure AES-3, Utility Undergrounding, is not implemented due to its infeasibility, the aesthetic impacts associated with the Clinic building as a whole – as built in its current location – will likewise remain significant and unavoidable. The utility lines add visual clutter to westerly views along Agnus Drive thereby decreasing aesthetics from these viewpoints, especially when combined with the difference in height and scale between the residential neighborhood and the adjacent VCMC campus. This aesthetic issue would not be improved if the mitigation measure is not implemented.

4.2.5 Cumulative Impacts

As discussed in Section 3.0, *Environmental Setting*, the two projects that could potentially have a cumulative aesthetic impact to surrounding viewsheds include the Community Memorial Hospital and the new, 3-story Hospital Replacement Wing on the VCMC campus.

The 3-story Hospital Replacement Wing currently in construction on the VCMC campus is located on the southwest portion of the VCMC campus and is therefore southwest of the Clinic. The nearest residential area to the Hospital Replacement Wing is along Estrella Street, however, the building cannot be seen from this public viewshed. The Hospital Replacement Wing can be seen from the various points along Foothill Drive, Agnus Drive and streets farther north, such as Hilltop Drive. See Figure 4, Photo 3 and Figure 6d. However, the 3-story building only obstructs views of other medical buildings on the VCMC campus. Due to the building's elevation and location on the VCMC campus, the Hospital Replacement Wing does not obstruct the view of any existing identified visual resource in the area. The additional 15 feet of the Clinic building does not contribute to a significant cumulative impact and therefore no cumulative mitigation measures are required.



The Community Memorial Hospital (CMH), including the new hospital building and parking structure currently under construction, is within the same viewshed as the Clinic from Agnus Drive, Foothill Road and streets farther north and therefore at a higher elevation than Foothill Road. From a particular location on Agnus Road, near the intersection with Fairmont Drive, CMH can be seen to the right of the Clinic, below the 75-foot horizon of the Clinic (see Figure 7, Photo 1). CMH partially obstructs views of the ocean and a portion of the Channel Islands when viewed from Agnus Drive. However, since CMH would be below the horizon of a 75-foot tall Clinic building, its aesthetic impact would not be affected by the top 15 feet of the Clinic building and therefore does not contribute to any significant cumulative aesthetic impact. Neither CMH nor the Hospital Replacement Wing can be seen from upper Lynn Drive.

CMH can also be seen from Foothill Road, west of the Agnus Drive intersection (see Figure 7, Photo 2). From this location, CMH is seen to the west; however, the view of the Clinic is obstructed by eucalyptus trees and other landscaping on the VCMC campus. When weather conditions are clear, in that there are no clouds to reduce visibility, CMH partially obstructs the ocean view, below the horizon. However, since this obstruction does not occur simultaneously with any obstruction associated with the Clinic, there is no significant cumulative aesthetic impact.





Photo 1: Looking southwest from Agnus Street at the Community Memorial Hospital (white building in background) behind the ACC building.



Photo 2: Looking south from Foothill Road (just west of Agnus Drive) at the Community Memorial Hospital to the west (white building in right portion of the photo). View of the ACC is obstructed by vegetation.

5.0 REFERENCES

Ventura County Public Works Agency. May 1993a. Initial Study for the Ventura County Medical Center Expansion. SCH # 93041042.

Ventura County Public Works Agency. December 1993b. Final Environmental Impact Report for the Ventura County Medical Center Expansion.

Ventura County Public Works Agency. September 1993c. Draft Environmental Impact Report for the Ventura County Medical Center Expansion. SCH # 93041042.

Ventura County Public Works Agency. 2005a. Addendum to the Final Environmental Impact Report for the Ventura County Medical Center Expansion.

Ventura County Public Works Agency. May 2005b. Notice of Determination. Project Title: Ventura County Medical Center Consolidation Project; Approval of Project Changes (Clinic, Parking Structure, Surface Parking, and Demolition).

Order Granting Peremptory Writ of Mandate, dated January 3, 2014, issued in *Ventura Foothill Neighbors v. County of Ventura*, Ventura County Superior Court Case No. 56-2008-00323043-CU-PT-OXN

Peremptory Writ of Mandamus, dated February 7, 2014, issued in *Ventura Foothill Neighbors v. County of Ventura*, Ventura County Superior Court Case No. 56-2008-00323043-CU-PT-OXN

Ventura Foothill Neighbors v. County of Ventura (2014) 232 Cal.App.4th 429.

APPENDICES

Appendix A. IRJ Engineers, Inc. February 2017. VCMC Electrical Utility Conversion Engineering Evaluation

Appendix B. Southern California Edison (SCE). April 2016. Undergrounding along Agnes St, Ventura.



6.0 RESPONSES TO COMMENTS ON THE DRAFT SEIR

This section includes comments received during the circulation of the ~~previous initial~~ Draft Supplemental Environmental Impact Report (SEIR) for Ventura County Medical Center Expansion Replacement Clinic; responses to those comments on that Draft SEIR; and corrections and information added to ~~this~~ the Revised Draft SEIR, where appropriate, in response to comments related to the proposed project’s environmental effects. ~~Corrections or additional text discussed in the responses to comments are also shown in the text of the Draft SEIR in strikeout (for deleted text) and underline (for added text) format. Other minor clarifications are also shown as corrected in this format, including corrections not based on responses to comments. Corrections to typographical errors are not denoted in underline or strikeout text.~~

The Draft SEIR was circulated for a 45-day public review period that began on March 23, 2016 and concluded on May 6, 2016. The County of Ventura received 8 comment letters on the ~~previously circulated~~ initial Draft SEIR. Commenters and the page number on which each commenter’s letter can be found are listed below in Table 6-1.

**Table 6-1
Comments Received on the Draft EIR**

Number	Name	Affiliation	Date	Page
1	Chad Anderson	Homeowner: Angus Drive	Unknown	<u>4635</u>
2a	John Brooks ¹	Ventura Foothill Neighbors	05/05/16	<u>4837</u>
2b	John Brooks ²	Ventura Foothill Neighbors (Addendum)	05/05/16	<u>6447</u>
3	Donald Mills	Homeowner: Fairmont Drive	05/02/16	<u>6649</u>
4	Donald Mills	Homeowner: Fairmont Drive	05/06/16	<u>7453</u>
5	Cherie Egbert	Homeowner: Gale Way	05/06/16	<u>7655</u>
6	Theresa & William Pagan	Homeowner: Gale Way	05/06/16	<u>9473</u>
7	Aaron Nash	Resident: Fairmont Drive	05/05/16	<u>9978</u>
8	Scott Morgan	Director, State Clearinghouse	05/15/16	<u>10180</u>

The comment letters and the County’s responses follow. Each comment letter has been numbered sequentially and each separate issue raised by the commenter, if more than one, has also been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 2.1, for example, indicates that the response is for the first issue raised in Comment Letter 2).

¹ Signatories in support of the comment: Susana Brazzene-Miller, James Miller, M. Basch, Dan & Evelyn Varner, Aaron + Nicole Gaston, Kelly & Cathy Lynn, Brian Luiude, Geri Lunde, Julie Gonzalez, John Weiss, Camille Weiss, Ray W. Jenkins, Jean Jenkins, Jeff Jones, Deborah Jones, Spencer Garrett, Theresa Pagán, Will Pagán, Nathane Blum, Dena Rogers, Kevin Cox, Tracey McAnliffe, Bill Swiatck, Charles Cheney, Stew Bova, Allison Crilly, Dawn Watanabe, Stanley Froclitzwar, Jackie Moran, Donald Mills, Charles Sharp, Gina Mann, Todd Christie, William Bushy, Diane Raya, John & Diana Brooks, Mark Sailor, Heidi Frochtzwag, Francis Beauchesy, Don Baye, Kevey Gaston, Judy Johnston, Bryce Elder, Joie Mobley, Kais Haldane, Laruen Jayne, Corelyn Lee, Kater Crawford, Lynne Kada, Cecilia Thompson, Shana d’Slton, Jack Wise, Wendy Eichel, Amy Jones, Suzanne Hurt, Laura Bruner, Linda Shaffer, Kathleen Hull, Aaron Nash, Nita Nash, Neil Ginderson, Richard Reed, Heather Christie, James Fain, Wendy Lascher, Anne Hillstone

² Signatory: Cherie & Tom Egbert



Letter 1

COMMENTER: Chad Anderson, Homeowner: Agnus Drive

DATE: Unknown

RESPONSE:

Response 1.1

The commenter states an opinion that the proposed painting and/or landscaping mitigation options would not be sufficient. Instead the commenter suggests that relocating the utilities underground between Agnus Drive and the VCMC campus would improve the aesthetics of, and be of equal benefit to, the neighborhood.

As discussed in Section 4.2.3, Mitigation Measures, the County has undertaken additional investigation of this mitigation measure and it appears to be infeasible.



Letter 1

Hello Mr. Cooper,

Wanted to take a moment to submit my comments regarding the SEIR for the Five-Story Replacement Clinic project at VCMC. Having been a home owner on Agnus drive for several years now. I feel that the best effort to improve the aesthetics of our neighborhood and benefit all residents equally would be to pursue the relocation of the utilities underground that run along the property line between Agnus Drive and the VCMC campus. I do not feel that painting the clinic and / or landscaping will be sufficient.

Those are my thoughts and I'm happy to discuss further.

Sincere regards,



Chad Anderson

.....
Chad J.W. Anderson
365 Agnus Drive
Ventura, CA 93003

chad@eyeidea.com
1-818-970-8774 [cell]

.....
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

Letter 2a

COMMENTER: John Brooks, Ventura Foothill Neighbors

DATE: May 05, 2016

RESPONSE:

Response 2a.1

The commenter states that he represents the Ventura Foothill Neighbors. The commenter notes that this group asked for the expansion of the SEIR scope to include all impacted areas that were part of their original lawsuit.

The Draft SEIR responds to the Ventura County Superior Court writ of mandamus, which stated that “the appropriate protocol is to have the county draft and recirculate a focused supplemental EIR, limited solely to analysis of height and profile-related impacts of the medical clinic, as built and where built to a height of ninety feet.” Therefore, the SEIR focuses on height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building.

Response 2a.2

The commenter attached a separate letter from another resident to be included.

The attachments to the letter are addressed in Response 3.1 and 3.2.

Response 2a.3

The commenter supplied two photos of the project from Lynn Drive to demonstrate view impacts, stating that they were well established in the court case.

Please refer to Response 2a.4.

Response 2a.4

The commenter notes that the increase in height of the VCMC Clinic Building impacts the ocean and island viewshed of Agnus Drive, Gale Way, Fairmont Drive, Lynn Drive, Shamrock and Foothill Road.

The project’s aesthetic impacts are discussed in Section 4.2.2 (Project Impacts) of the Draft SEIR. The Draft SEIR found that the extra 15 feet in the height of the Clinic building would significantly impact the view shed on Agnus Drive due to blocked views of the ocean and Anacapa Island (see Figure 6f). The Draft SEIR examines impacts to views from Foothill Road, Hilltop Drive and Estrella Street, but does not identify any significant impacts from these locations. Gale Way, Fairmont Drive, Shamrock Drive and Lynn Drive were not specifically examined because the analysis focuses on the most affected locations immediately abutting the VCMC campus (Agnus Drive, Foothill Road, and Estrella Street). As shown in the photographs below, which represent the best view possible of the Clinic ~~View~~ building from each street, views of the Clinic building from



these streets are mostly or blocked, therefore impacts are less than what would occur at the view locations specifically studied in the Draft SEIR as mostly no views of the ocean or islands are blocked at these locations, except for a partial narrow view of the ocean from Lynn Drive (see photosimulation below). Views of the Clinic building from these more distant locations to the east or west are generally blocked by existing buildings or trees.

View looking west toward the Clinic building from Gale Way. View of the Clinic Building is blocked by trees.



View looking southwest toward the Clinic building from Fairmont Drive. View of the Clinic Building is blocked by trees.



Views looking southwest toward the Clinic building from Shamrock Drive. View of the Clinic building is blocked by trees and buildings.



View looking west at the Clinic building from Lynn Drive. View of the top 15 feet of the Clinic Building is visible. View of the ocean is minimal from this vantage point.



Photosimulation of the reduction of additional 15 feet of the Clinic building from Lynn Drive, which shows that the top 15 feet of the Clinic building partially blocks a narrow view of ocean.



Response 2a.5

The commenter states that the project would have visual impacts on views of the foothills, “two trees”, and mountain sunrises from Loma Vista, Dos Caminos, and Estrella Street.

As discussed in Response 2a.4, the analysis focuses on those areas immediately abutting the VCMC campus that would be most affected by the Clinic building, including Foothill Road (see Figure 6a-6c). The building is visible from other locations as well, but public views from more distant locations to the east or west would generally either be blocked by existing buildings or trees. The photo simulation below shows the view of the Clinic building from Loma Vista does not obstruct the view of the foothills or “two trees”.



View looking northeast at Clinic Building from Loma Vista Road. The top 15 feet of the Clinic building is visible from this vantage point.



Photosimulation of the removal of the top 15 feet of the Clinic building from Loma Vista Road. The top 15 feet of the Clinic building do not alter views of the foothills, or “two trees” from this vantage point.



View looking northeast from Dos Caminos Avenue. The top 15 feet of the Clinic building do not block views of “two trees”.



Response 2a.6

The commenter discusses the changed impact of noise on homes from the course change of helicopters resulting from the taller helipad blocking the path to the lower profile hospital building.

As discussed in Section 2.3, *Current Site Characteristics*, a helicopter landing pad is located on the roof of the VCMC Hospital building. No changes to the Helipad Permit, the heliport itself, or to the specified flight path were made as a result of the construction of the Clinic building.

Additionally, the Draft SEIR responds to the Ventura County Superior Court writ of mandamus, which directs the County to prepare an SEIR analyzing the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The writ did not require further analysis of impacts related to helipad operations.

Response 2a.7

The commenter states that light pollution adversely affects homes on Agnus Drive, Fairmont Drive, Lynn Drive, Gale Way, Shamrock, Foothill, Grove, Hillmont, Whitecap, Breakers Way, Dos Caminos, and Estrella.

This concern is noted. However, the Draft SEIR responds to the Ventura County Superior Court writ of mandamus, which directs the County to prepare an SEIR analyzing the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The writ did not require additional analysis of impacts related to light pollution.

Response 2a.8

The commenter states there is a loss of privacy for homes along Agnus Drive with backyards that border the hospital property.

Concerns about privacy are noted. However, The Draft SEIR responds to the Ventura County Superior Court writ of mandamus, which directs the County to prepare an SEIR analyzing the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The incremental 15 feet are for mechanical equipment and, therefore, have no relevance to privacy issues. Finally, the relocation of the Clinic 160 feet west from what was considered in the original EIR helped reduce privacy issues on Agnus Drive.

Response 2a.9

The commenter notes the change to the historic character of the neighborhood due to the size changes of buildings at the VCMC and the resulting reduction of homeowner occupation.

This concern is noted. However, as discussed in previous responses, the purpose of the SEIR is to respond to the Ventura County Court writ of mandamus. This writ directs the County to analyze the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. It should also be noted that socio-economic issues such as homeowner occupation are outside of CEQA's scope.

Response 2a.10

The commenter states that noise is an impact from the expansion of facilities and change in the path of service for deliveries and the increased mechanical equipment.

As discussed in previous responses, the purpose of the SEIR is to respond to the Ventura County Court writ of mandamus. This writ directs the County to analyze the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The top 15 feet of the Clinic building that is the focus of this SEIR analysis do not generate any noise impacts since they have no relevance to service delivery paths and since rooftop mechanical equipment would be needed regardless of the building height. Also,



the relocation of the Clinic 160 feet west from what was considered in the original EIR helps reduce noise from the facility on Agnus Drive.

Response 2a.11

The commenter states that the expansion has led to increased congestion on Agnus Drive and all other bordering streets for parking.

As discussed in previous responses, the purpose of the SEIR is to respond to the Ventura County Court writ of mandamus. This writ directs the County to analyze the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. This additional building height, which is for mechanical equipment, has no relation to traffic congestion or parking demand.



Letter 2a

Cooper, Chris

From: John Brooks <johndbrooks@me.com>
Sent: Thursday, May 05, 2016 10:22 PM
To: Cooper, Chris
Cc: Susan Brandt-Hawley; Jackie; Bennett, Steve; Susan Brandt-Hawley; Donald F. Mills
Subject: SEIR VCMC - 3rd attempt to deliver
Attachments: Comments - draft VCMC SEIR.pdf; ATT00001.htm; Don Mills letter.pdf; ATT00002.htm; view impact 371 Lynn.JPG; ATT00003.htm; view impact 375 Lynn Dr.jpeg; ATT00004.htm

May 5, 2016

Mr. Cooper,

I have attached a response from the Ventura Foothill Neighbors that has been signed individually by residents throughout the area that the Clinic building has affected. Before you did the SEIR you asked for comments and we recommended the expansion of the scope to include all the areas affected and that where part of the law suit we won against the county. It is very obvious that none of those last letters and signatures asking to have the scope expanded, made any difference in the way the SEIR was executed. So once again, we have come together to furnish you pages of signatures from residents in all the areas that have been adversely affected asking that this process be inclusive and done properly and fairly. I sincerely hope that the County can now move forward to mitigate the damages done in a fair and reasonable manner thus doing what it right for the residents.

I have also attached a separate letter from one of the residents, Don Mills, that requested we include his personal letter along with the signatures.

2a.2

In addition, I have attached two photos clearly demonstrating view impacts on Lynn Dr. which where well established in the court case.

2a.3

Thank you for you consideration.

Sincerely,
John Brooks

This email keeps bouncing back so I have reduce the size of the attachments and am trying again - sorry !

Ventura Foothill Neighbors

The Ventura Foothill Neighbors makes this written response in review of the *Draft Supplemental Environmental Impact Report* regarding the VCMC Clinic Building, dated March 23, 2016, and provided through the mail.

We find that the report has deficient analysis of the impacts on the immediate neighborhood as follows:

- The additional 15 feet in height **affects the Superior Ocean and island views** from Agnus Drive, Gale Way, Fairmont Drive, Lynn Drive, Shamrock, and Foothill.
- The additional 15 feet also **impacts the views of the Foothill, Two Trees and Mountain sunrises** from Loma Vista, Dos Caminos, and Estrella.
- Helicopter Flight path change** over our homes rather than behind the original hospital due to the line up of the taller clinic building now in the path of the helipad on top of the lower profile hospital building.
- Light pollution intrusion** into homes on Agnus Drive, Fairmont Drive, Lynn Drive, Gale Way, Shamrock, Foothill, Grove, Hillmont, Whitecap, Breakers Way, Dos Caminos and Estrella.
- Loss of privacy** all along Agnus Drive for any home with a backyard bordering the hospital property
- Monumentous size of the building next to one and two story homes **dramatically changed the historic characteristics of this lower hillside neighborhood**. Since the buildings completion the ratio of homeowner occupied homes has reduced drastically due to the expansion and size of the towering Clinic Building. The Clinic building does not blend in with, but rather dominates, this historic neighborhood that VCMC has been in harmony with for the last 70 years.
- Noise** from delivery trucks and trash trucks due to expansion and new path of pick-up and drop off and noise from increased mechanical equipment.
- Increased congestion** on Agnus Drive and all bordering streets for parking purposes due to expansion.
- Mitigation measure suggestions to follow with new expanded analysis parameters.

Please review and make these suggestions part of your revised analysis as we move forward through this process toward reasonable mitigation. Signatures from neighbors who voiced their thoughts as follows:

Continued on next page

Ventura Foothill Neighbors

Susana Bruzzese-Miller 3550 Willowick Dr. 

Name Address Signature

James F Miller 3550 Willowick Dr. 

Name Address Signature

Maureen Bersile 3587 Willowick Dr. 

Name Address Signature

Don & Evelyn Varner 400 Shamrock Dr., Vta. 


Name Address Signature

Aaron + Nicole Gastly 401 Shamrock Dr. 


Name Address Signature

Kelly + Cathy Lynn 365 Shamrock Dr. 


Name Address Signature

Brian Lunde 377 Shamrock Dr. 


Name Address Signature

Geri Lunde 377 Shamrock Dr. 

Name Address Signature

Julie Gonzalez 380 Shamrock Dr. 

Name Address Signature

John K Weiss 385 Shamrock Dr. 

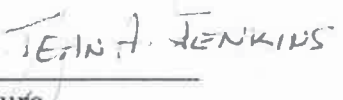
Name Address Signature

Camille A Weiss 385 Shamrock Dr. 


Name Address Signature

Ray W. Jenkins 

Name Address Signature

Jean A Jenkins 345 Sierra Drive,  JEAN A. JENKINS

Name Address Signature

Jeff Jones 369 Shamrock Dr. 

Name Address Signature

Deborah Jones 369 Shamrock Dr. 

Name Address Signature

Ventura Foothill Neighbors

<u>Fincher Garrett</u>	<u>3435 Oak Way 93003</u>	<u>[Signature]</u>
Name	Address	Signature
<u>Theresa Pagán</u>	<u>3414 Gale Way 93003</u>	<u>Theresa Pagán</u>
Name	Address	Signature
<u>Will Pagán</u>	<u>3412 Gale Way 93003</u>	
Name	Address	Signature
<u>Nathalie Blum</u>	<u>3400 GALEWAY 93003</u>	<u>Nathalie Blum</u>
Name	Address	Signature
<u>Dena Rogers</u>	<u>308 Agnus Dr 93003</u>	<u>Dena Rogers</u>
Name	Address	Signature
<u>KEVIN Cox</u>	<u>264 AGNUS DR 93003</u>	<u>Kevin Cox</u>
Name	Address	Signature
<u>Tracey McAniff</u>	<u>209 Agnus Dr 93003</u>	<u>Tracey McAniff</u>
Name	Address	Signature
<u>Bill Swiatck</u>	<u>233 Agnus Dr, 93003</u>	<u>NS</u>
Name	Address	Signature
<u>Charles Cheney</u>	<u>225 Agnus Drive, Ca.</u>	<u>Charles K. Cheney</u>
Name	Address	Signature
<u>STEW BOVA</u>	<u>224 AGNUS DR.</u>	<u>Stew Bova</u>
Name	Address	Signature
<u>Allison Cilly</u>	<u>224 Agnus Dr. Vent, CA 93003</u>	<u>Allison Cilly</u>
Name	Address	Signature
<u>Dawn Watanabe</u>	<u>257 Agnus Dr Vent Ca</u>	<u>[Signature]</u>
Name	Address	Signature
<u>Stanley Troitzwig</u>	<u>330 Lynn Dr Ventura, CA</u>	<u>Stanley Troitzwig</u>
Name	Address	Signature
<u>Jackie Moran</u>	<u>371 Lynn Drive</u>	<u>Jackie Moran</u>
Name	Address	Signature


Donald F. Mills	3418 Fairmont Drive	Donald F. Mills
Name	Address	Signature
Charles Sharp	3441 Fairmont Dr	<i>[Signature]</i>
Name	Address	Signature
Gina Mann	3154 Firewood Dr	<i>[Signature]</i>
Name	Address	Signature

Todd Christie	409 Agnus Dr.	<i>[Signature]</i>
Name	Address VTA, CA 93003	Signature
William Busby	3207 Foothill Rd	<i>[Signature]</i>
Name	Address Uta, CA 93003	Signature
DiAnne Rapp	3207 Foothill	<i>[Signature]</i>
Name	Address	Signature

John Wayne Brooks	375 Lynn Dr	<i>[Signature]</i>
Name	Address VENTURA CA	Signature
Mark J. Jilora	402 Lynn Dr	<i>[Signature]</i>
Name	Address VENTURA 93006	Signature
Heidi Frochtzweig	380 Lynn Dr	<i>[Signature]</i>
Name HEIDI FROCHTZWEIG	Address	Signature

Francis Beaudry	34 Shaver Drive	Francis Beaudry
Name	Address	Signature
Denise R. Beaudry	3411 Shaverbrook	Denise R. Beaudry
Name	Address	Signature
Kelly Gaston	382 Sierra Dr.	<i>[Signature]</i>
Name	Address	Signature

Ventura Foothill Neighbors

Judy Johnston 3245 Foothill Rd. 

Name Address Signature

BRYCE ELDER 3809 FOOTHILL RD 

Name Address Signature

Joie Mobley 3079 Foothill 

Name Address Signature


Kris Haldane 3061 Foothill 

Name Address Signature

LAUREN JAYNE 3025 FOOTHILL 

Name Address Signature

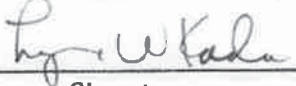
She is 100 years old ↓

Evelyn Lee 3001 Foothill 

Name Address Signature

Kate Crawford 298 Foothill 

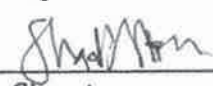
Name Address Signature

Lynne Kada 3030 Foothill Rd. 

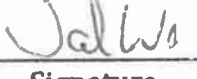
Name Address Signature

CECILIA THOMPSON 3043 Foothill Rd 

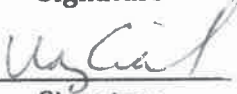
Name Address Signature

Shawn d'Alto 3187 Foothill Rd. 

Name Address Signature

Jack Wise 3151 Foothill rd 

Name Address Signature

Wendy Eichel 3151 Foothill Rd 

Name Address Signature

Name Address Signature

Name Address Signature

Name Address Signature

Ventura Foothill Neighbors

Amy Jones	3465 Fairmont Dr	Amy Jones
Name	Address	Signature

Suzanne Hurt	3433 Fairmont Dr.	Suzanne Hurt
Name	Address	Signature

Laura Bruner	357 Agnus Drive	Laura Bruner
Name	Address	Signature

Linda Shaffer	349 Agnus Dr	Linda Shaffer
Name	Address	Signature

KATHLEEN HULL	3430 FAIRMONT DR.	Kathleen Hull
Name	Address	Signature

AARON NASH	3442 FAIRMONT DR.	Aaron Nash
Name	Address	Signature

NITA NASH	3442 FAIRMONT DR.	Nita Nash
Name	Address	Signature

Neil Anderson	3477 Fairmont Dr.	Neil Anderson
Name	Address	Signature

Richard Reed	3466 Fairmont DR	Richard A Reed
Name	Address	Signature

Heather Christie	404 Agnus Dr	Heather Christie
Name	Address	Signature

James Fain	428 Agnus Dr.	James Fain
Name	Address	Signature

Wendy Lascher	362 Agnus Dr	Wendy Lascher
Name	Address	Signature

Ann Alstone	Ann Alstone 354 Agnus Dr	Ann Alstone
Name	Address	Signature

Name	Address	Signature
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Name	Address	Signature
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Letter 2b

COMMENTER: John Brooks, Ventura Foothill Neighbors

DATE: May 05, 2016

RESPONSE:

Response 2b.1

The commenter adds to comment 2a.8 that there was an additional loss of privacy on Gale Way.

Please refer to Response 2a.8.



Addition To Petition Sent in 5-5-16

Letter 2b

Ventura Foothill Neighbors

RECEIVED

MAY 06 2016

ENGINEERING SERVICES

The Ventura Foothill Neighbors makes this written response in review of the Draft Supplemental Environmental Impact Report regarding the VCMC Clinic Building, dated March 23, 2016, and provided through the mail.

We find that the report has deficient analysis of the impacts on the immediate neighborhood as follows:

-The additional 15 feet in height affects the Superior Ocean and island views from Agnus Drive, Gale Way, Fairmont Drive, Lynn Drive, Shamrock, and Foothill.

-The additional 15 feet also impacts the views of the Foothill, Two Trees and Mountain sunrises from Loma Vista, Dos Caminos, and Estrella.

-Helicopter Flight path change over our homes rather than behind the original hospital due to the line up of the taller clinic building now in the path of the helipad on top of the lower profile hospital building.

-Light pollution intrusion into homes on Agnus Drive, Fairmont Drive, Lynn Drive, Gale Way, Shamrock, Foothill, Grove, Hillmont, Whitecap, Breakers Way, Dos Caminos and Estrella.

-Loss of privacy all along Agnus Drive for any home with a backyard bordering the hospital property. + Loss of Privacy Gale Way.

-Monumentous size of the building next to one and two story homes dramatically changed the historic characteristics of this lower hillside neighborhood. Since the buildings completion the ratio of homeowner occupied homes has reduced drastically due to the expansion and size of the towering Clinic Building. The Clinic building does not blend in with, but rather dominates, this historic neighborhood that VCMC has been in harmony with for the last 70 years.

-Noise from delivery trucks and trash trucks due to expansion and new path of pick-up and drop off and noise from increased mechanical equipment.

-Increased congestion on Agnus Drive and all bordering streets for parking purposes due to expansion.

-Mitigation measure suggestions to follow with new expanded analysis parameters.

Please review and make these suggestions part of your revised analysis as we move forward through this process toward reasonable mitigation. Signatures from neighbors who voiced their thoughts as follows: HERE

~~Continued on next page~~

Signatures:

Cherie & Tom Egbert
3403 Gale Way, Ventura, CA. 93003

371 Lynn Drive ~ Jackie Moran (805)-216-1740 ~ John Brooks (805) 312-5733

Letter 3

COMMENTER: Donald Mills, Homeowner: Fairmont Drive

DATE: May 2, 2016

RESPONSE:

Response 3.1

The commenter states that the aesthetic analysis is incomplete since it does not consider any view locations east of Agnus Drive. The commenter recommends including at least Fairmont Drive and upper Lynn Drive north of Gale Way.

Please refer to responses 2a.4 and 2a.5.

Response 3.2

The commenter suggests mitigation to enhance views by topping trees located in the tree grove north of the clinic and parking lot, south of Foothill Road that obstruct views to substitute those views that are blocked. The commenter also states there would be an additional benefit of possibly preventing future property damage or injury as the trees are tall and leaning.

There has been public opposition to this suggestion in the past due to concerns that this action may increase the view of the Clinic building and potentially other buildings as well as creating more contrast with the surrounding environment.

Photosimulations were prepared to illustrate how topping the existing tree grove would alter views of the Clinic building from Foothill Road. The photosimulations also show the result on the viewshed as a whole and whether the topping of trees could potentially increase the view of buildings (including the Clinic building) and create more contrast with the surrounding environment.

The photosimulations below show that topping the eucalyptus tree grove north of the Clinic building would provide additional partial views of the ocean and the islands from various viewpoints, specifically, Foothill Road, Fairmont Drive, and Agnus Road. The topping of the tree grove would not increase the view of the Clinic or other surrounding buildings from Foothill Road, Fairmont Drive, and Agnus Road. Thus, in response to the comment above, the following mitigation measure has been added to section 4.2.3, Mitigation Measures, on p. 27-28 of the SEIR.

Mitigation Measure 3 – Topping Eucalyptus Tree Grove North of the Clinic

Top the eucalyptus tree grove located north of the clinic and parking lot, south of Foothill Road, in between Hospital Road and Agnus Drive. Topping the tree grove (not removing it) and maintaining it to a height below where the building reaches 75 feet in elevation would open up some scenic views, such as providing more views of the ocean along Foothill Road, Fairmont Drive and Agnus Drive. If tree-topping is to be initiated during the bird breeding season (February 1 through August 31), pre-topping surveys shall be conducted by a qualified biologist. Surveys shall be conducted no more



than one to two weeks prior to the initiation of topping work. If any active non-raptor bird nests are found, a suitable buffer area (varying from 250-300 feet), depending on the particular species found, shall be established from the nest, and that area shall be avoided until the nest becomes inactive (vacated). If any active raptor bird nests are found, a suitable buffer area of typically 250-500 feet from the nest shall be established, and that area shall be avoided until the nest becomes inactive (vacated). Encroachment into buffers around active nests must be conducted at the discretion of a qualified biologist. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds. Prior to the completion of construction, the applicant shall submit the above referenced documentation to the County of Ventura Public Works Agency.



Existing view looking south toward the Clinic building and the Eucalyptus tree grove north of the Clinic building from Foothill Road.



Photosimulation illustrating how topping the tree grove would alter views of the Clinic from the same vantage point.



View looking west from Fairmont Drive at the Eucalyptus tree grove north of the Clinic building.



Photosimulation illustrating how topping the tree grove would alter the view of the Clinic building from the same vantage point.



View looking west from Agnus Drive at the Eucalyptus tree grove north of the Clinic building.



Photosimulation illustrating how topping the tree grove would alter views of the the Clinic building from the same vantage point.



Letter 3

Donald F. Mills

3418 Fairmont Drive

Ventura, California 93003

May 2, 2016

Christopher Cooper

County of Ventura, Public Works Agency,

Engineering Services Division

800 South Victoria Avenue #1600

Ventura, California 93009

Subject: Draft Supplemental EIR for Five –Story Replacement Clinic at VCMC dated March 2016

Dear Mr. Cooper,

I have reviewed the subject and have the following comments:

1. The aesthetic analysis is incomplete in that it does not include or consider any view locations Easterly of Agnus Drive. The analysis should include at least all of Fairmont Drive and upper Lynn Drive northerly of Gale Way. The views in these and other areas are significantly impacted by the 90 foot tall Clinic Building. (Similar to SEIR Figure 6f)
2. Views in these cases can be simply enhanced by removing obstructions (trees) so that substitute views are possible either side of the blocking building.
3. **Recommended mitigation measure:** To the tree grove located northerly of subject clinic building and the parking lot southerly of Foothill Road, top these trees to and **elevation** level with the 75 foot height of the clinic building. Do not remove trees entirely as the remaining lower vegetation provides screening of various VCMC structures from viewers to the north.
4. These trees are very tall and getting taller every day. Some of the trees are leaning at precarious angles and some day are likely to fall causing possible injury and property damage unless reduced in height.

Thank you for your consideration,



Donald F. Mills

Dmillsventura@aol.com





Letter 4

COMMENTER: Donald Mills, Homeowner: Fairmont Drive

DATE: May 6, 2016

RESPONSE

Response 4.1

The commenter is confirming that the comment sent on May 2, 2016 was received.

Correspondence was received and is discussed in the response to Letter 3. Please see responses 3.1 and 3.2.



Letter 4

Cooper, Chris

From: Donald F. Mills <dmillsventura@aol.com>
Sent: Friday, May 06, 2016 10:58 AM
To: Cooper, Chris
Subject: Draft Supplemental EIR for Five-Story Replacement Clinic at VCMC dated March 2016
Attachments: VCMC Clinic Draft SEIR.docx

Dear Mr Cooper,

You should have received received my comments via an email packet transmitted by John Brooks, however there is some confusion as to your as to your correct email address. I therefor am trying an address other than the one given in your Notice of Completion.

Please find attached my personal letter dated May 2, 2016.

Thank you for your consideration.

Don Mills

Letter 5

COMMENTER: Cherie Egbert, Homeowner Gale Way

DATE: May 6, 2016

RESPONSE:

Response 5.1

The commenter summarizes the contents of the comment letter and provides her address.

Please see responses 5.2 through 5.12.

Response 5.2

The commenter states that the Draft SEIR is incomplete because it does not take into account the views from front porches, back yards, and other property viewpoints. Specifically, commenter finds that Gale and the north end of Homer Ave are impacted by the project.

The Draft SEIR analyzes a range of representative views from various vantage points, but cannot analyze every single potentially affected location. It is acknowledged that the incremental difference in the building height may have impacts on views from private residences. Although the Draft SEIR discusses private views, in accordance with Section 6, Scenic Resources, of the County's Initial Study Assessment Guidelines, the Draft SEIR only assesses potential impacts to public views.

Response 5.3

The commenter indicates that a statement in the SEIR demonstrates that the Hospital Replacement Wing cannot be seen from Agnus Drive is incorrect. The commenter notes that the Hospital Replacement Wing can be seen from various points and describes views lost from personal properties as examples.

The commenter shows that the Hospital Replacement Wing is visible from the corner of Gale/Agnus and that views of the ocean are obstructed. The SEIR has been updated to indicate that the Hospital Replacement Wing can be seen from Agnus Drive and include analysis of impacts. However, the view of the Hospital Replacement Wing does not contribute to the impacts of the Clinic building as it does not contribute to the partial obstruction of ocean and island views.

In response to the above comment, the following changes to Section 4.2.5, Cumulative Impacts, on p. 28, of the environmental document have been made:

The Hospital Replacement Wing can be seen from the various points along Foothill Drive, Agnus Drive and streets farther north, such as Hilltop Drive. See Figure 4, Photo 3 and Figure 6d. However, the 3-story building only obstructs views of other medical buildings on the VCMC campus. ~~The Hospital Replacement Wing cannot be seen from Agnus Drive.~~ Due to the building's



elevation and location on the VCMC campus, the Hospital Replacement Wing does not obstruct the view of any existing identified visual resource in the area.

Response 5.4

The commenter states disagreement with the Draft SEIR finding that only sky was blocked and not a visual resource is incorrect, as residents enjoy the sky. Furthermore, the commenter notes the use of the word “only” downplays the importance of the sky to others.

A scenic vista is defined in Section 6, Scenic Resources, of Ventura County’s Initial Study Assessment Guidelines (2010). The guidelines define a scenic vista as a view shed that includes scenic resources and define a view shed as an area that is visible from a public viewing location. The guidelines list aesthetically pleasing natural physical features, such as beaches, rivers, bluffs, hillsides and native habitats, that are considered scenic resources and do not mention the sky in this list. As such, the sky is not considered a scenic resource or valuable landscape. Nevertheless, per the commenter’s suggestion, the word “only” has been removed from the discussion.

Response 5.5

The commenter again notes that there are impacts noticeable from residences.

Please see Response 5.2.

Response 5.6

The commenter acknowledges SCE design standards requiring new underground systems to be in the front parkway area of residential neighborhoods. However, the commenter notes that the Santa Barbara Riviera Area buried power lines in the back without moving to the front yards. The commenter requests an exception to this rule while protecting the Jacaranda Trees that are of high value to the neighborhood. The commenter suggests putting the lines under the sidewalk or street to avoid negative impacts.

The comment is noted. As discussed in Section 4.2.3, Mitigation Measures, the County has undertaken additional investigation of this mitigation measure and it appears to be infeasible.

Response 5.7

The commenter states that vegetation on Foothill Road between Hillmont Avenue and Agnus Drive is 6 to 7 feet high, screening cars while not taking away from the views. The commenter states that the 4-foot height suggested in the report would not be sufficient to block the shiny cars for the Foothill Drive neighbors across the street.

In response to this comment, Mitigation Measure 1 in Section 4.2.3, *Mitigation Measures*, on p. 27 of the SEIR has been adjusted.



Mitigation Measure 1 - Additional Landscaping along Foothill Road

In order to enhance the viewshed from Foothill Road and neighboring viewsheds, provide additional landscaping along Foothill Road, particularly in areas where there are currently patches of empty dirt and pavement along the south side of Foothill Road and within the VCMC parking lot. In order to avoid blocking views further, vegetation height would be limited to 4-7 feet, consistent with the height of existing shrubbery near Foothill Road. See Photo 1 on Figure 4 for current landscape conditions along Foothill Road. Due to the barren state of this area, the provision of additional landscaping would improve views from Foothill Road and neighboring viewsheds.

Response 5.8

The commenter suggests that there should be a sidewalk, or walking path, with a vegetation buffer along Foothill Road since Foothill lacks a sidewalk and many community members walk this section.

The commenter's suggestions are noted, but would not address any identified height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. Consequently, there is no essential nexus requiring such a measure in conjunction with the Clinic project. It should also be noted that there are no sidewalks east or west of the VCMC campus along Foothill Road so a sidewalk fronting the VCMC campus would not provide useful connection to the local pedestrian system.

Response 5.9

The commenter notes that the laundry facility roof venting equipment on a building adjacent to the Clinic did not stand out before the construction the Clinic and that the roof venting equipment is visible from the public street on Gale Way. The commenter recommends taking down the equipment since the facility has closed down.

In response to this comment, the following mitigation measure has been added to section 4.2.3 Mitigation Measures on p. 28 of the environmental document.

Mitigation Measure 4 - Removal of Laundry Facility Roof Venting Equipment

Remove the laundry facility roof venting equipment on a building adjacent to the Clinic. The metal venting equipment is reflective and can be seen from Gale Way due to the contrast of the silver equipment with the dark brown colored Clinic building. The removal of the venting equipment would reduce the aesthetic impact of the Clinic along Gale Way and Agnus Drive.

Response 5.10

The commenter states that the reports suggested mitigation measure to modify the color of the clinic to a more neutral tone would not reduce the visual impacts of the Clinic. The commenter states that the dark brown portion blends in better with the windows on the building, the Jacaranda trees, the hillsides and the ground as viewed from the hillsides. The commenter suggests painting the center tower the same color as the Clinic to recess into the background.



The following photos provide a simulation of a darker building option and a lighter building option. For views of the existing color arrangement see Figures 6a-6g. The photosimulations show that if the entire building was painted to match the color of the center tower, a lighter, tan color, it would match the existing buildings surrounding it. The lighter building color also contrasts less with the sky and the residential houses in the area. Therefore, changing the color of the building to match the central tower of the Clinic building and the surrounding buildings would improve the visual character of the VCMC campus and improve the quality of views surrounding the campus. Therefore, *Mitigation Measure 2* in Section 4.2.3, *Mitigation Measures*, on p. 27 of the SEIR has been modified to only include changing the color to match the central tower of the Clinic building. The County of Ventura has estimated the repainting of the Clinic building would cost approximately \$230,000.

Mitigation Measure 2 - Modify Color of the Clinic

Alter the exterior color of the Clinic, which is currently a dark brown, to a more neutral color that reduces the contrast with the surrounding landscape and that matches the central tower of the Clinic Building and surrounding buildings ~~is coordinated with the coloring of the new Hospital Replacement Wing building~~. This measure would enhance the quality of views and visual continuity across the VCMC campus.



View from the intersection of Foothill Road and Hillmont Avenue



Darker color option



Lighter color option

View from Hilltop Drive



Darker color option



Lighter color option

View from Estrella Street



Darker color option



Lighter color option

View from intersection of Agnus Drive and Fairmont Drive



Darker color option



Lighter color option

View from Agnus/Fairmont



Darker color version



Lighter color version

Response 5.11

The commenter suggests the preservation of the remaining ocean view as a mitigation measure.

There are no additional tall buildings planned for the VCMC campus and any future buildings would be subject to CEQA review. Therefore, if any future buildings are considered, impacts related to view obstruction would be analyzed, and as appropriate, mitigated at that time. Also

the existing Board of Supervisors cannot bind the discretion of all future Board of Supervisors' in terms of authorized building heights at VCMC.

Response 5.12

The commenter states that adding a variegated stone façade to the central tower would lessen the sharp edges of the building and would help harmonize the building with natural landscape. The addition of a stone façade to the central tower would add to the aesthetic value of the building and in that respect help mitigate the impacts of the additional 15 feet of the clinic building. However, the addition of a stone façade to the central tower is estimated to cost approximately \$3,000,000 and is not a feasible mitigation measure for the County.



Letter 5

Cooper, Chris

From: Cherie Egbert <cherie.egbert@gmail.com>
Sent: Friday, May 06, 2016 12:04 PM
To: Cooper, Chris
Cc: Cherie Egbert Interior Design
Subject: Citizen Comment for VCMedical Center
Attachments: Five Story Clinic and New Hospital Addition Comment .docx

Dear Christopher Cooper,

Attached is a copy of my comments, analysis and positive suggestions for mitigation to bring back some of what was lost to our neighborhood. We are the owner of the property located at 3403 Gale Way. Please let me know you received this.

Sincerely,
Cherie Egbert

Cherie Egbert Interior Design

M: 805 901 0090

Cherie.Egbert@gmail.com

"creating environment to enhance joy"

May 3, 2016.

Public Comment and Response to Supplemental Environmental Impact Report regarding Five Story Replacement Clinic and New Hospital Addition

Overall citizen analysis of the report:

The report is incomplete and does not take into account lost ocean views from many residences homes including front porches and back yards. Please revise and include Gale Way in your report. The 5 plex building drastically impacts this street from all angles. One home on Gale has a roof deck, another one on Gale has a bedroom above a garage and another had a superior ocean view. The North End of Homer Drive was also impacted by the 5 plex, especially 396 Homer Ave bedroom window view. 272 Agnus Drive's 2 story home also lost some view.

Response to 4.2.4 The report incorrectly states as underlined :

“The Hospital Replacement Wing can be seen from the various points along Foothill Drive and streets farther north, such as Hilltop Drive....However, the 3-story building only obstructs views of other medical buildings on the VCMC campus. The Hospital Replacement Wing cannot be seen from Agnus Drive.”

This is incorrect, it certainly can be seen from various points on Agnus drive. The new wing cut off half of what was left of the ocean view after the 5 plex was built from the 3403 Gale Way front porch, side yard and bedroom and living room, further removing a valuable view. In addition, 272 Agnus Drive two story lost their view, Loma Vista School playgrounds also lost another view. My neighbor lost her view from her rooftop deck. This new wing can be seen from various residences along Agnus drive and is now in the back yard of lower Agnus homes. 257 Agnus Drive on lower Agnus just sold for much less money then it did 2 years ago because there is a hospital in its back yard now, and this is during a real estate boom. It was the gray panels above the yellow roof equipment was blocked

building that the in yard. DO THEY NEED TO BE SO HIGH?



Picture take from bedroom, corner of Gale/ Agnus

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MAY 06 2016

ENGINEERING SERVICES



another view of 5 plex and new wing in view on street.

Response to Cumulative Project Setting 3.3

Impact assessment of Views from Estrella Street

The report states, “ the top 15’ block only sky” and “does not block the view of any visual resources.” To the people who live on Estrella Street the sky is a visual resource. Residences once enjoyed the sunrise, and clouds and blue sky. By the use of the word “only “ he report appears to downplay what is significant to others- 15 feet of sky, which includes sunrises and clouds in addition to a loss of privacy is important and is significant.

Impact Assessment of Views from Agnus Drive

The report states, “The majority of the views from the public area (street and sidewalk) along Agnus Drive are not substantially altered by the top 15 feet of the building because such views are largely blocked by existing houses and trees.”

My response to this statement is it does impact lower Angus Drive. The report needs to include pictures from residences backyards, the 2 story house on the East side of Agnus and the Front and back yards near the intersection of Agnus and Gale Way

4.2.3 Mitigation Measures

The report states ;

“SCE design standards mandate that new underground systems be installed in the front parkway area of residential neighborhoods. Therefore, all transformers and handholes are required at the

front property line. Installation of utility equipment at the rear property line on the hospital property is not allowed.”

Could the County request a “variance”, an “exception” and bury the lines below where they lie? IN addition to the West side of Agnus Street consider burying the lines on the East Side of Agnus street to appease these neighbors loss of views and privacy. The Santa Barbara Riviera Area buried their power lines without moving the lines into the front yards. IN addition our 66-year-old Jacaranda Trees need to be preserved, no matter what location the new lines end up in. If these trees got destroyed this would decrease the values of our homes and bring the hospital views right on to the street. It would take 25 years for new trees to flourish to the point of sheltering and buffering the hospital view. If the lines are put in the front yards they must not destroy the root systems of the trees and should be planned accordingly. Lines could be put under the sidewalk or the street to avoid killing our trees.

Mitigation Thoughts and Ideas to enhance our neighborhood and reduce the economic and ascetic impact:

Mitigation Measure 1 - Additional Landscaping along Foothill Road.

Landscape Solution between Hillmont and Agnus street.: Your report mentions landscaping as a solution which will benefit and beautify the hospital. It states that the landscaping will not be over 4 feet high. Currently the bushes are about 6 to 7 feet high and screen the parked cars from the street. At this height views are not taken away from our Foothill neighbors across the street. At 4 feet high, shiny reflective cars will be more exposed to the neighbors on Foothill Road.

Even though there is no sidewalk on this portion of Foothill Road, many community members, including hospital employees on their lunch break, walk here to walk a loop from Agnus to Hillmont. The landscaping needs to have a walking path through it so pedestrians don't have to walk in the street. If a sidewalk is put in, a “Buffer Zone” (planted area) needs to be between the pedestrian and busy Foothill road so pedestrians feel safer and the area appears more residential. If sidewalks are not in the equation at least a composite granite path or wood chips through the landscaping would create a safe place for pedestrians to stroll.

Additional Mitigation Proposed Solution from Neighbor: Remove Old Laundry Facility Roof Venting Equipment because of the Five Plex Building Backdrop:

Before the 5 plex building was built the venting equipment on top of this building was almost a non-issue. The neutral colored vents on top almost blended in with the sky. The 5 plex building is viewable from the public street on Gale Way. When parents leave Loma Vista School and drive toward Agnus Street, this building is in the public view shed. The new 5 plex building acts as a frame and drastically

increases the industrial looking view of this equipment. Since the plant is being closed down the roof venting is no longer needed here, please consider removing the large shiny sun reflective silver roof vents. This will require a major roof repair but the positive aesthetic difference would be significant.
SEE Below



(View of roof equipment from bedroom of Gale Way home bedroom. Shiny reflection is not captured well in the photo.)



View of Roof equipment from Gale Way looking West

Mitigation Measure 2 - Modify Color of the Clinic:

The Report Suggests a Light Color would reduce impact on the neighborhood. The residences have reservations about this because:

The light gold color could intensify the tall 5 plex building. Look at the existing building: Notice the dark glazed windows on the dark brown portion of the building; they blend in together. If the building is the same color as the hospital it will stand out more because the contrast between the dark windows and the stucco will be more pronounced. Currently the building blends in with the Jacaranda trees on Agnus. From Loma Vista the dark building blends in with the Hillside. From the hillside the dark color blends in with the ground below. If the tall center utility tower was the same color the building would recess more into the background.



Mitigation Request

Please Preserve what is left of our ocean view when further planning new developments. See below page 6



view between new wing and 5 plex



view north of 5 plex

Citizen Solution to beautify and Enhance the 5 plex and reduce its impact on the neighborhood!:

Add a **stone façade** to the “central” 90-foot high utility tower. Currently the lines are sharp, square and harsh. A modeled, variegated stone façade would soften the protruding sharp edges of the building, which project onto the community surrounding it. –think of the limestone at the GETTY. When imagining this look, for reference, your neighbor, CMH has added a stone façade at the large entry and it is visually appealing. This texture would help the building harmonize with the natural environment and at the same time would add prestige for the hospital. The stone would compliment the Natural Environment and could be reflective of the color of sand or seashells. Warm travertine, honed gray marble, limestone or Fossil Stone would all work well in the right color. The locals would be less resentful of the building if you could make it beautiful from the backside. Please seriously consider this idea.

Sincerely,

Cherie and Tom Egbert
3403 Gale Way
Ventura, CA 93003

Cherie.Egbert@gmail.com

Letter 6

COMMENTER: Theresa & William Pagan, Homeowner: Gale Way

DATE: May 6, 2016

RESPONSE:

Response 6.1

The commenters note that they were not given notice at the time of purchasing their home of proposed construction to start and only found out when the cranes were erected. The commenters state that the SEIR and previous reports have been incomplete, inaccurate, and minimize the true impact on them and their neighborhood.

This opinion regarding the SEIR is noted. However, the purpose of the SEIR is to respond to the Ventura County Court writ of mandamus. This writ directs the County to analyze the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building, which the Draft SEIR does. The other issues raised by the commenter regarding neighborhood impacts and prior noticing do not pertain to the Draft SEIR analysis or conclusions.

Response 6.2

The commenters note that the story poles were not put at the true height of the building

This comment relates to previously erected story poles rather than to the Draft SEIR. Per the Ventura County Superior Court writ of mandamus, the Draft SEIR focuses on the impacts of the Clinic building on scenic vistas.

Response 6.3

The commenters state that the gray panels for the utility area go above the “said” height, blocking additional views. The commenters state that the panels are not aesthetically pleasing and that they have increased in height on a daily to weekly basis, further impacting views.

This concern is noted. Per the Ventura County Superior Court writ of mandamus, the Draft SEIR specifically addresses the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The gray panels the commenter mentions are not associated with the Clinic building but presumably the Hospital Replacement Wing, which would not contribute to a significant cumulative aesthetic impact (see Section 4.2.5 *Cumulative Impacts* in the Final SEIR).

Response 6.4

The commenters note that views from homes on Gale Way are impacted; losing nearly $\frac{3}{4}$ of their island and ocean views, and were not included in the report. The commenter also notes that Lynn Drive, Lynn Court, and Angus Drive are also impacted.



The Draft SEIR analyzes a range of representative views from various public vantage points, but cannot analyze every single potentially affected location. Aesthetic impacts to Agnus Drive are discussed in Section 4.2.2 *Project Impacts*. The majority of the views from the public area (street and sidewalk) along Agnus Drive are not substantially altered by the top 15 feet of the building because such views are largely blocked by existing houses and trees. However, the incremental increase in view blockage from the intersection of Agnus Drive and Fairmont Drive is identified as significant due to the loss of ocean and island views beyond that which would occur with a 75-foot building.

Views from Lynn Drive and Gale Way were not specifically examined because the analysis focuses on the most affected locations immediately abutting the VCMC campus (Agnus Drive, Foothill Road, and Estrella Street). The Clinic building can be seen from various points along Gale Way and Lynn Drive (see photos below). The most prominent view of the Clinic from Gale Way is near where it intersects with Agnus Drive. The most prominent view of the Clinic from Lynn Drive is near Loma Vista School. From these viewpoints, the incremental difference in the building height would not block a public view of an identified scenic resource, though it is acknowledged that the incremental difference in the building height may have impacts on views of the ocean and islands from private residences.

View looking southwest toward the Clinic from Gale Way and Agnus Drive Intersection.



Looking west toward the Clinic from Lynn Drive across from Loma Vista School.



Response 6.5

The commenters state that the Clinic building has views into adjacent homes and yards, decreasing their privacy.

Please refer to Response 2a.8.

Response 6.6

The commenters state that the Draft SEIR finds the height to be unavoidable, while the building's offices have higher ceilings than normal offices.

The Clinic building has already been constructed and the Ventura County Superior Court writ of mandamus did not direct the County to consider removing the building. Mitigation measures have been included in the Draft SEIR to improve the overall visual quality of the VCMC campus, but the building's height is unavoidable.

Response 6.7

The commenters repeat comment 6.3.

Please see Response 6.3

Response 6.8

The commenters state that the Clinic building creates noise impacts from additional people, cars, trucks and deliveries 24-7.

The Draft SEIR responds to the Ventura County Superior Court writ of mandamus, which directs the County to prepare an SEIR analyzing the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The writ did not require additional analysis of noise impacts.

Response 6.9

The commenters state that the buildings changed the helicopter flight paths over homes rather than a “straight shot” with noise impacts and danger of injury to homes and school.

Please see Response 2a.6.

Response 6.10

The commenters state that the project has changed the character of the neighborhood from a quaint area to an industrial area, impacting their views.

Please see Response 2a.9.



Letter 6

May 6, 2016

Supplemental Impact Report: "Community Comments and Responses"

I am a home owner at 3412-3414 Gale Way since June 1994. I am commenting on this report and previous reports seen and or not seen by homeowners in the neighborhood. We as neighbors (including VCMC) should be neighborly in our actions when doing any kind of construction. In 1994 I was never made aware of these building to come. At the time of purchasing our home, I was not communicated with via the county, city nor real estate agency regarding any proposed construction to start in the coming years with height that would impact my home. The first we knew of this is when the cranes where erected for the said five story building.

I would like to address my concerns I have with these buildings, any current, future builds and the lack of concern for the neighbors, their quality of life, wellbeing, enjoyment of ocean and island views, noise levels, living environment and traffic within the homes. As with this supplemental report and previous reports they have been incomplete, inaccurate and minimize the true impact to ourselves and the neighborhood.

NOT MENTIONED, INACCURATE OR MINIMIZES OUR IMPACT

- 1) The story poles were not put exactly where the true height would be including the utility areas on both the five story building and the current new build.
- 2) Grey Panels for the utility area are now going over the said height making them over and above additional blockage of island and ocean views..
- 3) Grey Panels on new build not only have increased in height on a daily - weekly basis further impacting the neighborhoods views, light. They are not aesthetically pleasing, they "stand out like a sore thumb"
- 4) Gale Way was not mentioned in any of these reports as impacted. Gale Way is truly impacted. My homes views from the back porch and upper deck have been greatly impacted. I barely have a ¼ of the island and ocean views I once enjoyed. As well as Lynn Dr, Lynn Court & Angus Dr.
- 5) Five story building and new builds occupants enjoy ocean views that I/we once enjoyed.
- 6) The Five story building looks into homes and yards, taking away our privacy.
- 7) It say's Height was unavoidable! FALSE!! This does not appear to be true offices enjoy high ceiling over and above regular offices.
- 8) Grey Panels on new build have increased in height on a daily - weekly basis further impacting the neighborhoods views, light and the look "stand out like a sore thumb"
- 9) Noise level of buildings with additional people, cars, truck and deliveries, 24-7.
- 10) Helicopter flight plan changed with new builds, we are affected with them going over the homes rather than a straight shot. Noise level and percentage of injury over homes and school.
- 11) This build has exorbitantly taken a once quaint neighborhood and changed the look and feel to a now industrial area with tall ugly buildings in the middle of a residential area. Where did our views GO?? "Going, going GONE!!!!"
We Value our lives and living situation "Please make it work for ALL effected"

I can provide pictures from before build, during and after. As well as build in progress. Please Advise....

Theresa & William Pagan



3412-3414 Gale Way, Ventura Ca 93003 805 444-2242 t1pagan@sbcglobal.net

Letter 7

COMMENTER: Aaron Nash, Homeowner: Gale

DATE: May 5, 2016

RESPONSE:

Response 7.1

The commenter states that the clinic building was built a story higher than permitted by building codes and that the additional height affects views, the helicopter flight path, noise, light pollution, loss of privacy, and congestion.

The Draft SEIR responds to the Ventura County Superior Court writ of mandamus, which directs the County to prepare an SEIR analyzing the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The Draft SEIR addresses these impacts, which do not include helipad operations, noise, light, privacy, or congestion.

Response 7.2

The commenter states that the aesthetic analysis ignores his views as well as his neighbors' views. The commenter states that the analysis does not include Fairmont Drive and the tree grove near the parking lot on south Foothill Road that is blocking views of the ocean. The commenter suggests "topping" the trees to the level of the telephone poles.

As discussed in Response 5.2, it is acknowledged that the incremental difference in the building height may have impacts on views from private residences. Although the Draft SEIR discusses private views, in accordance with Section 6, Scenic Resources, of the County's Initial Study Assessment Guidelines, the Draft SEIR only assesses potential impacts to public views.

As discussed in Response 2a.4, the analysis focuses on those areas immediately abutting the VCMC campus that would be most affected by the Clinic building. The building is visible from other locations as well, but views from more distant locations to the east or west would generally either be blocked by existing buildings or trees. The Draft SEIR includes a photosimulation from Agnus Drive. Figure 6f illustrates the impact at one of the most affected locations in the neighborhood east of the VCMC campus. Views from Fairmont Drive would be similarly affected, but to a lesser degree since Fairmont is farther from the VCMC. See Response 3.2 regarding the commenter's suggested topping of the trees.

Response 7.3

The commenter states that VCMC began building the structure while in known violation of height restrictions and that the judge had a conflict of interest as he worked for the architectural firm that designed the building, yet refused to remove himself from the case.

These comments are noted, but do not pertain to the Draft SEIR analysis or conclusions.



Letter 7

May 5, 2016

Subject: Draft Supplemental EIR for Replacement Clinic at VCMC

Aaron Nash
3442 Fairmont Drive,
Ventura, CA 93003

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MAY 09 2016

ENGINEERING SERVICES

Christopher Cooper
County of Ventura, Public Works Agency,
Engineering Services Division
800 South Victoria Avenue, #1600,
Ventura, California, 93009

Dear Mr. Cooper:

As a resident near VCMC and effected by the construction of a 90 foot tall hospital clinic building, a story higher than permitted by the building codes of the time, I would like you to reconsider your analysis of the impact on our neighborhood.

I believe a response to your report by our legal counsel, Jackie Moran, details our objections to your initial findings. We feel the additional 15 feet in height affects views, in addition to the helicopter flight path change, noise, light pollution, loss of privacy, congestion, all of which is covered in that response.

Personally, I believe your aesthetic analysis ignores me, and my immediate neighbors, blocked views. The analysis does not include Fairmont Drive and the tree grove near the parking lot, south of Foothill Road, blocking our view of the ocean. All we ask is the have them "topped" to the level of the telephone poles. This would have no impact on the residents at lower levels who want the trees because they don't want to look at the hospital buildings.

Please keep in mind, in regard to our original civil suit, in which we prevailed, that 1) VCMC began building this structure knowing that it was in violation to the height restrictions at the time, 2) the judge hearing the case refused to put a hold on the construction, allowing it to continue for two years, and by the time we prevailed in court, the building was completed. The judge, in a prior career worked for the architectural firm that designed the building, but refused to remove himself from the case.

Sincerely yours,



Aaron Nash

Letter 8

COMMENTER: Scott Morgan, State Clearinghouse

DATE: May 17, 2016

RESPONSE:

Response 8.1

The commenter notes that the State Clearinghouse submitted the Draft SEIR for review to selected state agencies and that no comments were received during comment period that closed on May 16, 2016.

This comment is noted. No response is necessary.



Letter 8



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

May 17, 2016

Christopher E. Cooper
Ventura County
800 South Victoria Avenue
Ventura, CA 93009

Subject: Five-Story Replacement Clinic at Ventura County Medical Center
SCH#: 2015101017

Dear Christopher E. Cooper:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on May 16, 2016, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in cursive script that reads "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

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MAY 23 2016
ENGINEERING SERVICES

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015101017
Project Title Five-Story Replacement Clinic at Ventura County Medical Center
Lead Agency Ventura County

Type SIR Supplemental EIR
Description The SEIR analyzes the aesthetic effects of the Clinic building already constructed on the VCMC campus as part of the VCMC Expansion Project. The SEIR analyzes the incremental height and profile related impacted of the current 90-ft tall Clinic building as compared to a 75-ft tall Clinic building at the same location, as directed by the Ventura County Superior Court in the peremptory writ of mandamus issued in Ventura Foothill Neighbors v. County fo Ventura, Case No. 56-2008-00323043-CU-PT-OXN.

Lead Agency Contact

Name Christopher E. Cooper
Agency Ventura County
Phone 805-654-2025 **Fax**
email
Address 800 South Victoria Avenue
City Ventura **State** CA **Zip** 93009

Project Location

County Ventura
City Ventura
Region
Lat / Long 34° 16' 41.1" N / 119° 15' 11.4" W
Cross Streets Loma Vista Road/Hillmont Avenue
Parcel No. 074-017-007
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 101, 126
Airports
Railways
Waterways
Schools Ventura HS
Land Use Public and Institutional, H

Project Issues Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; California Highway Patrol; Caltrans, District 7; Air Resources Board; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission; Statewide Health Planning

Date Received 04/01/2016 **Start of Review** 04/01/2016 **End of Review** 05/16/2016

7.0 RESPONSES TO COMMENTS ON THE REVISED DRAFT SEIR

This section includes comments received during the circulation of the Revised Draft Supplemental Environmental Impact Report (SEIR) for Ventura County Medical Center Expansion Replacement Clinic; responses to those comments on that Revised Draft SEIR; and corrections and information added to this Final SEIR, where appropriate, in response to comments related to the proposed project's environmental effects. Corrections or additional text discussed in the responses to comments are also shown in the text of the Revised Draft SEIR in ~~strikeout~~ (for deleted text) and underline (for added text) format. Other minor clarifications are also shown as corrected in this format, including corrections not based on responses to comments. Corrections to typographical errors are not denoted in underline or strikeout text.

The Revised Draft SEIR was circulated for a 45-day public review period that began on March 24, 2017 and concluded on May 8, 2017. The County of Ventura received 3 comment letters on the previously circulated Revised Draft SEIR. Commenters and the page number on which each commenter's letter can be found are listed below in Table 7-1.

**Table 7-1
Comments Received on the Revised Draft EIR**

Number	Name	Affiliation	Date	Page
9	Scott Morgan	Director, State Clearinghouse	05/15/17	105
10	John Brooks and others	Ventura Foothill Neighbors	05/08/17	108
11	Nita Nash	Resident: Agnus Drive and Fairmont Drive	4/11/17	123

The comment letters and the County's responses follow. Each comment letter has been numbered sequentially and each separate issue raised by the commenter, if more than one, has also been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 9.1, for example, indicates that the response is for the first issue raised in Comment Letter 9).



Letter 9

COMMENTER: Scott Morgan, State Clearinghouse

DATE: May 15, 2017

RESPONSE:

Response 9.1

The commenter notes that the State Clearinghouse submitted the revised Draft SEIR for review to selected state agencies and that no comments were received during comment period that closed on May 12, 2017.

This comment is noted. No response is necessary.



Letter 9



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

May 15, 2017

Shawna Schlageter
Ventura County
800 South Victoria Avenue
Ventura, CA 93009

Subject: Ventura County Medical Center Expansion Project Replacement Clinic Supplemental EIR
SCH#: 2015101017

Dear Shawna Schlageter:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on May 12, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

9.1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Morgan".

Scott Morgan
Director, State Clearinghouse

RECEIVED

MAY 18 2017

ENGINEERING SERVICES

**Document Details Report
State Clearinghouse Data Base**

SCH# 2015101017
Project Title Ventura County Medical Center Expansion Project Replacement Clinic Supplemental EIR
Lead Agency Ventura County

Type SIR Supplemental EIR
Description The SEIR analyzes the aesthetic effects of the Clinic building already constructed on the VCMC campus as part of the VCMC Expansion Project. The SEIR analyzes the incremental height and profile related impacted of the current 90-ft tall Clinic building as compared to a 75-ft tall Clinic building at the same location, as directed by the Ventura County Superior Court in the peremptory writ of mandamus issued in Ventura Foothill Neighbors v. County of Ventura, Case No. 56-2008-00323043-CU-PT-OXN.

Lead Agency Contact

Name Shawna Schlageter
Agency Ventura County
Phone 805-652-3267 **Fax**
email
Address 800 South Victoria Avenue
City Ventura **State** CA **Zip** 93009

Project Location

County Ventura
City Ventura
Region
Lat / Long 34° 16' 41.1" N / 119° 15' 11.4" W
Cross Streets Loma Vista Road/Hillmont Avenue
Parcel No. 074-017-007
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 101, 126
Airports
Railways
Waterways
Schools Ventura HS
Land Use Public and Institutional, urban area

Project Issues Aesthetic/Visual

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 03/29/2017 **Start of Review** 03/29/2017 **End of Review** 05/12/2017

Letter 10

COMMENTER: John Brooks and others, Ventura Foothill Neighbors

DATE: May 08, 2017

RESPONSE:

Response 10.1

The commenters state that the comments are on the revised Draft SEIR that was posted one year after the original Draft SEIR. The commenters request that each numbered comment is responded to accordingly.

The commenters state that the revised Draft SEIR continues to ignore impacts from Lynn Drive, Loma Vista Road, Estrella Street, and Upper Fairmont Drive and that these streets have lost views of the ocean and the Channel Islands. The commenters state that the streets are also exposed to red lights from the top of the Clinic building. The commenters state that the height of the Clinic building has damaged the character of the neighborhood since it block views, is adjacent to one- and two-story residential buildings, and consequently, changes the area's "tone and culture." The commenters state "We need to find a way to restore some of what has been lost to this established and historic area of town."

The concern regarding the exposure to lights is noted. However, the lights at the top of the Clinic building are required by the Federal Aviation Administration for the helicopter pad. Also, the revised Draft SEIR responds to the Ventura County Superior Court writ of mandamus, which directs the County to prepare an SEIR analyzing the height and profile-related impacts due to the incremental height difference of the current 90-foot Clinic building compared to a 75-foot-tall Clinic building. The analysis contained in the revised Draft SEIR analyzes the impacts of increased building height from various vantage points and concludes that from one location the increase height would block ocean views. Although the direct impact of the building height cannot be mitigated, the revised Draft SEIR also includes several mitigation measures aimed at enhancing overall views of the VCMC campus, including measures that may allow the building to better blend into its surroundings.

Additional assessment of impacts on views from Lynn Drive, Gale Way, Fairmont Drive, Shamrock Drive, Loma Vista Road and Dos Caminos Avenue was included in the Revised Draft SEIR. (See section 6.0, Responses to Comments on the Draft SEIR, Responses 2a.4 and 2a.5.) This impact analysis has now been added to Section 4.2.2, Project Impacts (see pages 31 to 36).

Response 10.2

The commenters resubmit previously submitted comments and state they are still relevant. See section 6.0, Responses to Comments on the Draft SEIR, for responses to previously submitted comments.

Response 10.3



The commenters state that the description included under Section 1.5, *Areas of Public Controversy*, is incomplete. The commenters request examination of the areas of Lynn Drive, Loma Vista Road, Shamrock Drive and Fairmont Drive, and revised analysis.

The text in Section 1.5 *Areas of Public Controversy*, has been revised to read as follows:

As discussed in Section 1.1, Project Background, the primary area of public controversy for the project relates to the alteration of views from the neighborhoods surrounding VCMC in the areas along Foothill Road, Agnus Drive, and Estrella Street; as well as Lynn Drive, Loma Vista Road, Shamrock Drive, and Fairmont Drive.

The impacts on views from these areas was assessed. See Section 4.2.2 and Response 10.1, above.

Response 10.4

The commenters state Section 2.2 *Project Site Location*, of the revised Draft SEIR does not acknowledge Estrella Street as the western border of the VCMC campus and that the VCMC campus is surrounded on three sides by one- and two-story residential homes.

Hillmont Avenue is immediately west of the project site. Medical office uses are located between Hillmont Avenue and Estrella Street, which is west of Hillmont Avenue. The text in Section 2.2 *Project Site Location* has been revised to clarify that there are single-family residences west of the project site along Estrella Street. The text reads as follows:

The VCMC is located in the City of Ventura, which is located on the coast between Malibu and Santa Barbara. The Ventura County Medical Center occupies approximately 40 acres in the north-central area of the City. The uses surrounding the project site are mostly residential, commercial and public health facilities. Single-family Residential buildings exist along the eastern perimeter of the Ventura County Medical Center, and across the street along the northern boundary of the center, and to the west of Hillmont Avenue along Estrella Street. The Ventura County Medical Center campus is bounded on the north by Foothill Road; on the south by Loma Vista Road; on the west by Hillmont Avenue; and on the east by residential buildings.

Response 10.5

The commenters state that the “areas of public controversy continue to fail to examine Lynn Drive, Loma Vista, Shamrock, Fairmont beyond the corner of Agnus etc.” The commenters also state that the height of the building is stated as 90 feet when it is actually 91 feet.

The impacts on views from these areas was assessed. See Section 4.2.2 and Response 9.1, above. The writ of mandamus directed the County to analyze the “height and profile-related impacts of the medical clinic, as built and where built to a height of ninety feet.” The text under Section 2.4, *Project Objectives*, has been amended to read as follows:

As directed by the Ventura County Superior Court, this SEIR analyzes the height and profile-related aesthetic impacts of the as-built, five-story, 90-foot tall Clinic building in its current location, as



compared to a five-story, 75-foot Clinic building in the same location, with emphasis on the incremental impacts to views from surrounding areas along Foothill Road, Agnus Drive, and Estrella Street; as well as areas nearby, including along Lynn Drive, Loma Vista Road, Shamrock Drive, and Fairmont Drive.

Response 10.6

In response to Section 3.3, *Cumulative Project Setting*, the commenters state that the CMH building is approximately $\frac{3}{4}$ of a mile from the residential neighborhood and, therefore, impacts are slight in comparison and not related to VCMC projects. A photo is provided that shows that the CMH building is in line with the 75-foot portion of the Clinic building and that the Channel Islands are visible above the CMH building.

Section 15355 of the CEQA guidelines states “Cumulative impacts” refers to two or more individual effects, which considered together, are considerable or which compound or increase other environmental impacts. Section 3.3, *Cumulative Project Setting*, states that the combination of the CMH building with construction of the Clinic building, could potentially contribute to cumulative view impacts to areas surrounding the VCMC. Section 4.2.4, *Cumulative Impacts*, describes that the CMH building is within the same viewshed as the Clinic from immediately surrounding streets; however, the CMH building does not contribute to any significant cumulative impact. The photo the commenter provided supports this conclusion.

Response 10.7

The commenters state that the “SEIR failed to acknowledge that the comments from the VFN were circulated to the neighborhood and signed by more than 50 residents.” The commenters resubmitted previously submitted comments and state they are still relevant.

The signature page submitted with the commenters’ previous comments was reproduced in the Revised Draft SEIR and signatories were listed in a footnote. See section 6.0, Responses to Comments on the Draft SEIR, for responses to previously submitted comments.

Response 10.8

The commenters provide two aerial images noting where photos were taken on Lynn Drive. The commenters provide a photo of the Clinic building from Lynn Drive to show how the building blocks views of the ocean and Channel Islands. The commenters note that the “Gould House” located on Lynn Drive is the only Green Architectural Building in the area and is also listed in the National Register. The commenters state the additional 15 feet of the Clinic building significantly alters the character of the neighborhood and that utility pole removal will help restore the view shed from Lynn Drive. The commenters provide an additional photo from Lynn Drive in order to show that the top 15-feet of the Clinic building impacts the view of the ocean and islands “from this street” in addition to a tree that was planted by Jackie Moran.

As discussed in section 4.2.2, the Clinic building blocks a partial narrow view of the ocean from upper Lynn Drive. See Response 10.2 for discussion of impacts to Lynn Drive which states that



except for a partial narrow view of the ocean from a specific viewpoint, views of the Clinic building are generally blocked by existing buildings or trees. Photo 1, provided by commenters, was noted to be taken from the same location as the photo simulation provided on page 34 of the final SEIR that illustrates impacts to Lynn Drive. The difference between Photo 1 and the photo provided on page 34 is that the Photo 1 is zoomed in from the view available from the street and taken at a slightly different angle. A field visit was done on July 11, 2017 by Rincon Consultants in attempts to re-create the same view as seen in Photo 1, however, the best view available from Lynn Drive was still comparable to the photo provided on page 34 of the final SEIR and the exact view and angle in Photo 1 could not be recreated. See comparison below.

Photo 1 - Provided by commenters

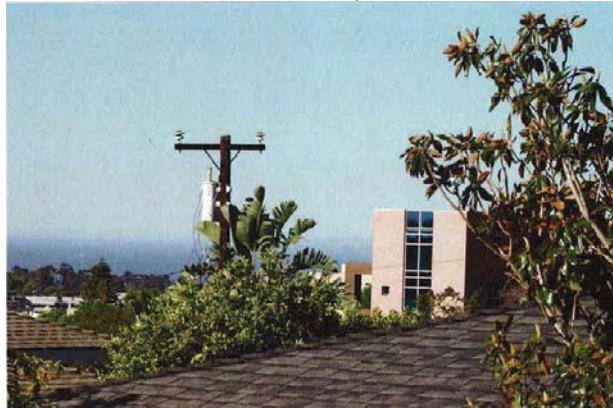


Photo provided in final SEIR (page 34)



Photo taken on July 11, 2017



Zoomed-in extent of SEIR photo



Zoomed-in extent of photo taken on July 11,



Nevertheless, Photo 1, is consistent with the finding that most views of the Clinic building from Lynn Drive are blocked due to existing buildings and trees except for this view in front of 373 Lynn Drive which shows that the Clinic building blocks a partial narrow view of the ocean. Photo 2, provided by the commenters, was taken approximately 30 feet north of the location Photo 1 on Lynn Drive. This photo is also a zoomed in view of what view is available on the street but taken at a slightly different angle. Additional photos were taken by Rincon Consultants on July 11, in attempts to re-create the same view as seen in Photo 2 from the Lynn Drive. See comparison below.

Photo 2 - Provided by commenters



Photo taken on July 11, 2017



Zoomed-in extent of photo taken on July 11, 2017



The view available from Lynn Drive is comparable to Photo 2. Both photos are consistent with the finding in the final SEIR which states that except for a partial narrow view of the ocean from a specific viewpoint, views of the Clinic building are generally blocked by existing buildings or trees.

Lastly, the final SEIR responds to the Ventura County Superior Court writ of mandamus, which does not include the analysis of impacts to historic buildings.

Response 10.9

The commenters state that the thinning of the eucalyptus trees on the VCMC property should also occur in addition to Mitigation Measure 3.

In Section 4.2.3 *Mitigation Measures*, an additional mitigation measure, *Mitigation Measure 3b- Thinning of Eucalyptus Tree Grove North of the Clinic*, has been added. The section also describes why *Mitigation Measure 3a- Topping of Eucalyptus Tree Grove North of the Clinic* appears to be infeasible.

Response 10.10

The commenters suggest an additional mitigation measure that requires City-owned trees on Agnus Drive to be trimmed annually since these trees affect the residents' viewshed. The commenters state that funding for this action should be given to the City since trimming was done previously, but funding interfered with constant trimming.

The maintenance of City trees is outside the County's jurisdiction; however, the comment is noted.

Response 10.11

The commenters request a mitigation measure that would create guidelines for lighting use and design in the area surrounding VCMC.

The revised Draft SEIR responds to the Ventura County Superior Court writ of mandamus, instructing the Supplemental EIR to analyze the "height and profile-related impacts of the medical clinic". Although the direct impact of the building height cannot be mitigated, the revised Draft SEIR also includes several mitigation measures aimed at enhancing overall views of the VCMC campus, including measures that may allow the building to better blend into its surroundings. Lighting design would also fall into this category; however, lighting is subject to safety regulations including those required by the California Building Code, California Public Utilities Code, and the Federal Aviation Administration. For example, the red lights on the corner of the VCMC Hospital Replacement Wing are required by the Public Utilities Code Section 21666 which mandates obstruction lighting on structures underlying the approved approach/departure paths. Also, the exterior lights located near the medical-gas yard are required by the California Building Code which mandates the use of egress path lights to ensure building exit paths receive the code-required minimum lighting levels.

Response 10.12



The commenters request a mitigation measure that would underground power lines on upper Lynn Drive to Gale Way and states that properties on Lynn Drive already contain easements along their eastern borders.

The suggested mitigation measure does not appear to be feasible for the reasons discussed in the analysis of the 1994 undergrounding mitigation measure in Section 4.2.3, Mitigation Measures. The commenter indicates that properties on Lynn Drive already have utility easements in place along the back of the properties, but SCE design standards mandate that new underground systems be installed in the front parkway area of residential neighborhoods. See Appendix B. Further, the impact at issue is only a partial obstruction of a narrow view from a cul-de-sac.

Response 10.13

The commenters request that five key residents be notified if any new construction on VCMC campus occurs.

The County will keep neighbors notified of future construction on the campus.

Response 10.14

The commenters request a mitigation measure to alter delivery truck schedule on the VCMC campus in order to reduce noise in area.

The revised Draft SEIR responds to the Ventura County Superior Court writ of mandamus, instructing that the Supplemental EIR analyze the “height and profile-related impacts of the medical clinic.” The suggested measure is outside the scope of this SEIR.

Response 10.15

The commenters request a mitigation measure that restricts helicopter flights paths to VCMC to only occur over the commercial area of Loma Vista.

The revised Draft SEIR responds to the Ventura County Superior Court writ of mandamus, instructing that the Supplemental EIR analyze the “height and profile-related impacts of the medical clinic.” The suggested measure is outside the scope of this SEIR.

Response 10.16

The commenter states that there is not support for a finding that the undergrounding of utility lines is infeasible, and asks for the total cost of the Clinic building.

Support for a finding that the 1994 EIR Undergrounding Mitigation Measure is infeasible is discussed in section 4.2.3, *Mitigation Measures*. The total cost of the Clinic building was \$39,516,000.



Letter 10

Ventura Foothill Neighbors
371 Lynn Dr.
Ventura, CA 93003

The Ventura Foothill Neighbors submits these comments to the Revised Supplemental Draft EIR regarding the VCMC Clinic Building, dated March 2017 (one full year past the original Draft SEIR). We would like it noted that our responses are always timely while the County is not acting as diligently. Please respond to each numbered comment.

10.1

1. The County continues to ignore the impacts from Lynn, Loma Vista, Estrella, Gale and upper Fairmont (beyond the lower Corner at Agnus).

The impacts from these streets not only include lost island and ocean views, which are significant, but also light pollution from the tower region of the building and the red lights on the top of the building to deflect the helicopters that deliver patients to the new lower profile hospital building (that followed proper CEQA procedure and so its height is not an issue in our neighborhood). The character of our neighborhood is significantly damaged due to the height of this structure towering over our one and two story homes which is compounded by its industrial appearance. This Clinic Tower and its added height does more than block views. It changes tone and culture! We need to find a way to restore some of what has been lost to this established and historic area of town.

2. Please see addendum one with attached resident signatures from our original response as all comments in that document are still relevant to this new response.

10.2

3. 1.5 AREAS OF PUBLIC CONTROVERSY

As discussed in Section 1.1, Project Background, the primary area of public controversy for the project relates to the alteration of views from the neighborhoods surrounding VCMC in the areas along Foothill Road, Agnus Drive, and Estrella Street.

This description is incomplete. The areas of public controversy must also examine Lynn Drive, Loma Vista, Shamrock, Fairmont beyond the corner of Agnus etc... We have previously requested study of these

10.3

areas, where two of the founding members of VFN live on Lynn Drive. Please revise your analysis to include these locations.

10.3 cont.

4. 2.2 PROJECT SITE LOCATION

The VCMC is located in the City of Ventura, which is located on the coast between Malibu and Santa Barbara. The Ventura County Medical Center occupies approximately 40 acres in the northcentral area of the City. The uses surrounding the project site are mostly residential, commercial and public health facilities. Residential buildings exist along the eastern perimeter of the Ventura County Medical Center and across the street along the northern boundary of the center. The Ventura County Medical Center campus is bounded on the north by Foothill Road; on the south by Loma Vista Road; on the west by Hillmont Ave; and on the east by residential buildings

The EIR fails to acknowledge Estrella as the western border. The VCMC campus is bordered on three sides by one and two story homes in the residential foothill neighborhood.

10.4

5. 2.4 PROJECT OBJECTIVES

As directed by the Ventura County Superior Court, this SEIR analyzes the height and profile-related aesthetic impacts of the as-built, five-story, 90-foot tall Clinic building in its current location, as compared to a five-story, 75-foot Clinic building in the same location, with emphasis on the incremental impacts to views from surrounding areas along Foothill Road, Agnus Drive, and Estrella Street.

The areas of public controversy continue to fail to examine Lynn Drive, Loma Vista, Shamrock, Fairmont beyond the corner of Agnus etc... as previously requested (see comment 3.) Also, the height of the clinic building is stated as 90 feet and it is in fact 91 feet.

10.5

6. 3.3 CUMULATIVE PROJECT SETTING

Two projects could, in combination with construction of the Clinic building, potentially contribute to cumulative view impacts to areas surrounding the VCMC. One project is the Community Memorial Hospital (CMH) located on Loma Vista Road, approximately 0.25 miles southwest of the VCMC. CMH is currently constructing a new six-story, 325,000 square foot hospital adjacent to the current hospital building (Community Memorial Hospital website, cmhshealth.org).

The CMH Building is built approx.. ¼ of a mile from this residential neighborhood and the impacts are slight in comparison to and not related to the VCMC campus projects.

10.6



Figure 6F from SEIR

This 2017 photograph shows that the CMH building in the background is below the height of the 91 ft tower on the VCMC Clinic Building and is actually in line with the 75' portion of the Clinic Building- the island is visible above that building. In addition the distance reduces the size of the building from our viewpoint. (That is the entire CMH building shown in this photo and the VCMC clinic building is much larger in size and stature from this street)

10.6
cont.

7. 6.0 RESPONSES TO COMMENTS ON THE DRAFT SEIR

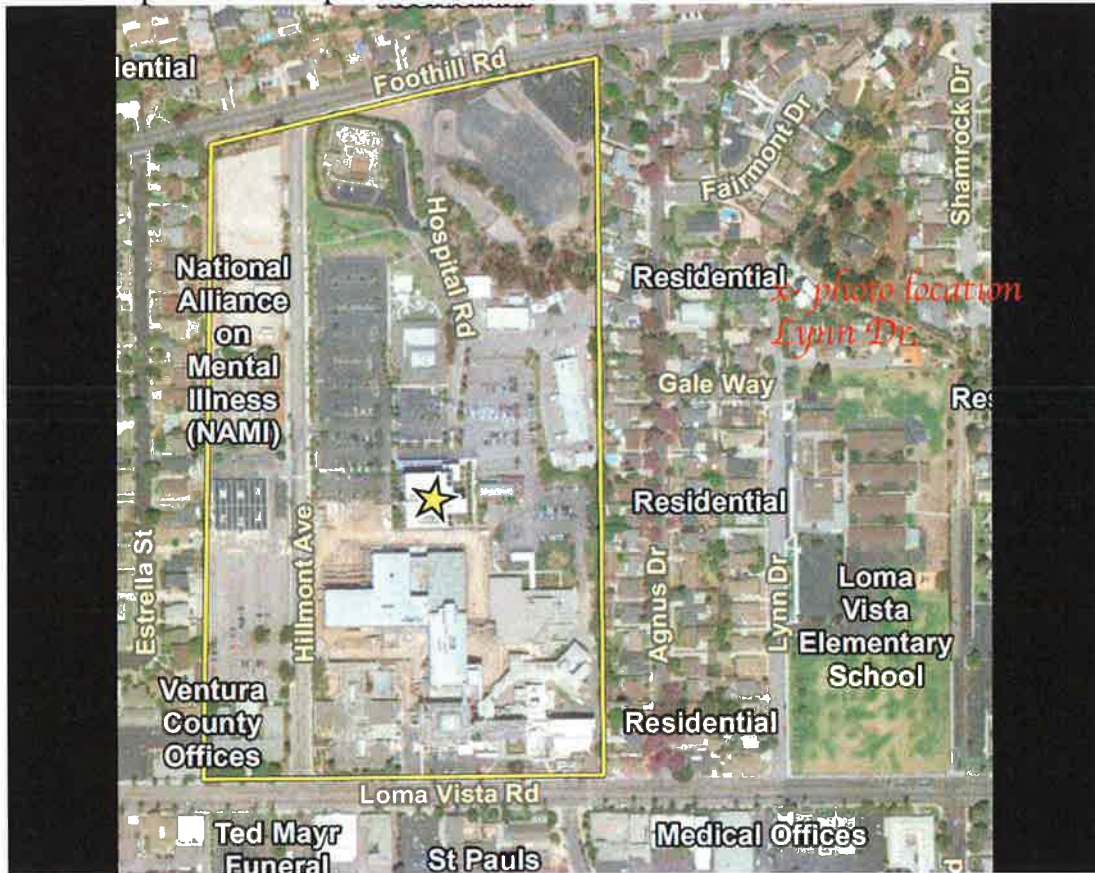
The SEIR failed to acknowledge that the comments from the VFN were circulated to the neighborhood and signed by more than 50 residents. We will attach the original response to the draft SEIR from more than one year ago for review

10.7

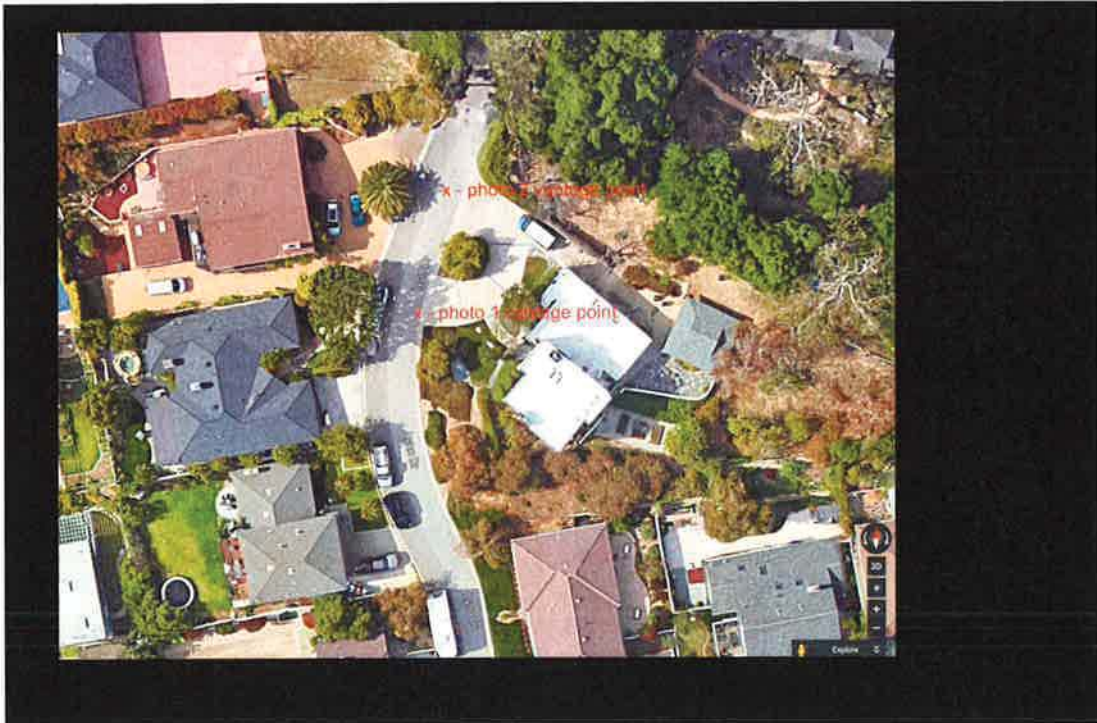
(content in that response is relevant today), see addendum 1 attached.

10.7
cont.

Figure 1a&b: Photo Area on Lynn Dr. – showing location of impacts from public street.



10.8



Photos from Lynn Dr. :

10.8 cont.

Photo 1



Photo one: shows Santa Cruz Island and ocean view impacts from additional height of the VCMC Clinic building from Lynn Drive~The “Gould House,” our only Green Architectural Building is located on this drive and is listed in the National Register.

The character of our neighborhood is significantly altered by the additional height of the clinic building. The photo shows the dark brown portion of the Clinic at the 75’ approved height. The light brown or tan segment is the only portion that blocks the island views. (the power pole removal on Lynn will help to restore the view shed from this street.)

Photo 2



10.8 cont.

Photo 2: Taken from another location on Lynn Drive~ Shows the additional height of the Clinic Building in the view shed from this street. (The tree in the foreground was planted strategically by Jackie Moran to help reduce light pollution and aesthetic impacts from the Clinic Tower on this residential street. The view of the ocean and island is still impacted regardless of the tree from the public street (you can see through the tree to the Ocean)

These mitigations should be adopted:

1. **Tree trimming annually on county-owned eucalyptus trees on VCMC property** – The tree trimming needs to include thinning 50% of the existing vegetation but not just topping the trees to the height of the illegal height of the existing Clinic. Thinning rather than topping will restore views for areas lower in the affected view shed. 10.9

2. **Tree trimming city trees on Agnus Drive annually** – work with the City of Ventura to establish a fund to allow the City to maintain trees as the city did prior to the recession. Trees on this street also impact view shed and the City budget is an issue with consistent trimming. 10.10

3. **Light impact from hospital clinic and associated properties.** – Work with community on an ongoing basis to create guidelines for use of lights in and around all VCMC buildings that affect night light pollution. For example: Keep lights off in the clinic building after hours, minimize light from windows with shades. Dim or remove decorative lights just added to the machinery area of the new hospital building. Remove or dim red corner lights on the new hospital building that are not required by law or only illuminate them when necessary for active helicopter operations. 10.11

4. **Undergrounding of power lines on upper Lynn Drive to Gale Way.**– Properties on Lynn Drive already have utility easements in place along the back of the properties. 10.12

- 5. Strategic and certified notice to 5 key residents about any new construction related information on VCMC campus.** This would not include repair to or interior alterations of existing buildings. This would include but not be limited to: any new building constructions, exterior painting of existing building, window tinting etc... 10.13
- 6. Noise reduction mediations from altered delivery and pick up schedule to VCMC from Large trucks – reduce delivery and pick-up to be between the hours of 7am–9pm.** 10.14
- 7. Helicopter flight path mediation measure– restrict flight approach patterns to commercial area of Loma Vista rather than of residential homes and schools.** 10.15

Finally, the SEIR's comment that mitigation measures relating to infeasibility of undergrounding utilities based on a cost of over \$2 million is infeasible is not supported. 10.16
What was the total cost of the Clinic building?

Thank you.

Ventura Foothill Neighbors
May 8, 2017

Letter 11

COMMENTER: Nita Nash

DATE: May 08, 2017

RESPONSE:

Response 11.1

The commenter requests that the County remove trees in the middle of the VCMC campus and to the east of Hillmont Avenue in order to increase views of the ocean and the Channel Islands. The commenter also states that reducing the height of these trees to the height of the utility poles, would also increase views.

See discussion of Mitigation Measure 3a and 3b in Section 4.2.3, *Mitigation Measures*.



Appendix A



IRJ ENGINEERS INC.

MECHANICAL & ELECTRICAL ENGINEERS

2497 E. HARBOR BOULEVARD, SUITE 1 VENTURA, CALIFORNIA 93001-3933
TELE (805) 642-2355 FAX (805) 658-0623

OFFICERS

JACK V. IVERS, P.E.

STEVEN ROMOFSKY, P.E.

JILL E. JOHNSON, P.E.

February 21, 2017

Ms. Shawna Schlageter
County of Ventura, Public Works Agency
800 South Victoria Avenue
Ventura, CA 93009

Re: VCMC Electrical Utility Conversion Engineering Evaluation
AE Number: 17-015
IRJ Job No. 1628-00

OBJECTIVE

IRJ has been retained by the County of Ventura to prepare an engineering evaluation. The evaluation includes preparation of preliminary plans and a preliminary opinion of probable costs for removal of the overhead lines and poles west of Agnus Drive from Loma Vista Road up to, but not including the pole on Foothill Road. This evaluation describes the existing conditions and the proposed replacement of the overhead lines with new utilities running in Agnus Street. The preliminary plans are attached as Exhibit 1. The preliminary opinion of probable cost is attached as Exhibit 2.

EXISTING CONDITIONS

A. General:

1. The overhead lines include 16kV power, 120/240V power, hard-wired telephone, fiber optic and coaxial CATV, and fiber optic INET conductors.
2. All of the services to the homes on Agnus Street are fed overhead with the exception of 349 Agnus Street, which has the services routed in conduit underground from the adjacent pole in the back yard.
3. There are several overhead lines that have been cut and abandoned, however, they have not been removed.
4. With a few exceptions as noted below, the overhead conductors are dedicated primarily to the residences on the west side of Agnus Street.
5. The utility companies have not offered to meet at the site to discuss the project. SCE has not responded to our request for information regarding the sources of power for the overhead lines. AT&T has offered some verbal information on the existing construction. We have not communicated with Spectrum for information on the CATV and INET cable installation.

B. Power:

1. The overhead 16kV power lines are served underground from an SCE vault in Loma Vista Road. The riser is located at the 2nd pole north of Loma Vista Road. These lines are routed through a manual disconnect switch and then continue to Foothill Road before heading to the east. It appears that SCE has the ability to energize the overhead lines from two sources.
2. The 16kV power lines connect five 16kV-120/240V pole mounted step-down transformers. The secondary conductors from these transformers are routed to each of the residences and connected to a metered service panel.

3. In addition to the residences, the 120/240V distribution is routed overhead between 249 and 257 Agnus Drive to several street lights on Agnus Drive. This same overhead distribution also connects to several street lights along both sides of Loma Vista Road to a location west of the VCMC Public Health building.

C. Telephone:

1. The telephone service is obtained from a vault in Loma Vista Road adjacent to the fire lane on the east side of the VCMC property. The riser for the multi-pair copper service cable is located at the first pole north of Loma Vista Road.
2. The multi-pair copper service cable is tapped at the first pole north of Loma Vista Road with a second multi-pair copper cable. This second cable continues overhead to a pole between 273 and 281 Agnus Drive, before heading east to a pole behind the residences on the east side of Agnus Drive. This second cable is also tapped at a pole between 225 and 233 Agnus Drive, where it is routed below grade to what appears to be the oldest wing of the existing VCMC hospital. We have assumed that this cable has been abandoned.
3. The individual service conductors are tapped from the multi-pair service cable and routed individually to each of the residences. Some of the residences have more than one pair of service conductors. The residence at 3310 Foothill Road is under construction and the existing telephone service conductors have been removed.

D. CATV/INET:

1. The CATV service for the Agnus Drive residences is provided by a fiber optic cable along Foothill Road. This cable is routed from the pole closest to Foothill Road to the pole closest to Loma Vista Road, where it is terminated.
2. The overhead fiber optic CATV cable is converted to an RF signal at several optical nodes and then routed with coaxial conductors to the individual homes.
3. The INET fiber optic cable is also routed along Foothill Road before turning south at the pole closest to Foothill Road. This cable is then routed to the pole closest to Loma Vista Road where it goes below grade to a pull box in the fire lane on the VCMC campus, before terminating at the first floor MDF in the hospital.
4. There are several other fiber optic cables attached to the overhead installation, however, they have been cut and are not routed overhead to the east from the poles closest to Foothill Road and Loma Vista Road.

PROPOSED NEW WORK

A. General

1. The overhead lines west of Agnus Drive will be relocated underground within Agnus Drive.
2. The installation of the conduits and underground structures will require significant trenching within Agnus Drive, in addition to trenching to the adjacent poles on Foothill Road and adjacent underground structures in Loma Vista Road.
3. There are several locations where easements will be required by the serving utilities. The costs for obtaining these easements are not part of this study.
4. There is approximately 5,000 square feet of landscape repair that will be required on the residential properties. The cost for this repair is not part of this study.

B. Power

1. The existing 16kV overhead power lines will be intercepted at the pole closest to Foothill Road. A feeder will then be routed underground to Agnus Drive, and then to the vault in

- Loma Vista Road through a series of traffic rated boxes located within Agnus Drive. The conductors will be intercepted at the boxes and routed to new 75kVA, 16kV-120/240V, single-phase pad-mounted utility company transformers. There will be four transformers serving new 120/240V power to the existing service equipment at each residence.
- Each residence will have a new 3" service conduit installed from the secondary boxes located within Agnus Drive to the respective location of the existing service equipment on the property.
 - The existing pole mounted transformer providing power to the street lights between 289 Agnus Drive and Loma Vista Road will be demolished. A new street lighting transformer will be installed at an existing power pole behind the homes on the east side of Agnus Drive south of Gale Way. These street lights will be reconnected to the new transformer.
 - The existing pole mounted transformer providing power to the street lights along Loma Vista Road will be demolished. A new street lighting transformer will be installed at an existing power pole behind the homes on the west side of St. Pauls Drive south of Loma Vista Road. These street lights will be reconnected to the new transformer.
 - A new 16kV pad-mounted switch will be installed adjacent to the west side of Agnus Drive near Loma Vista Road. This switch will allow the existing dual source configuration serving the properties on the west side of Agnus Drive to remain.

C. Telephone

- The existing overhead multi-pair copper telephone cables along the west side of Agnus Drive will be replaced with new underground multi-pair copper cables within Agnus Drive. A new 4" conduit will be installed from each of the two poles on Foothill Road located to the east and west of Agnus Drive, to a new manhole located within Agnus Drive. The two conduits will then continue down Agnus Drive through a series of manholes until they turn west into the existing telephone structure in Loma Vista Road.
- One new cable from the structure in Loma Vista Road will be provided to serve the west side Agnus Drive residences through a series of telephone pedestals. A second cable from the structure in Loma Vista Road will be provided in a 4" conduit to an existing pole on the east side of Agnus Drive.
- 3" conduits with new copper cables will be provided from the new telephone manholes to the respective telephone pedestal. From each pedestal, a new 2-pair cable will be routed to the existing telephone service locations.

D. CATV/INET

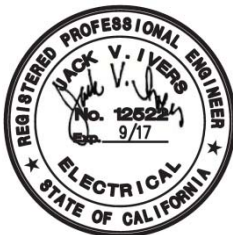
- The existing overhead fiber optic and coaxial cables along the west side of Agnus Drive will be replaced with a new underground fiber optic cable within Agnus Drive. A new 4" conduit will be installed with new fiber optic cables from each of the two poles on Foothill Road located to the east and west of Agnus Drive, to a new traffic rated structure located within Agnus Drive. The two conduits will then continue down Agnus Drive through a series of traffic rated structures until they turn west into a new traffic rated structure located within Loma Vista Road. One new 3" conduit with a new INET cable from the new Loma Vista Road structure will be routed to the existing handhole located in the fire lane east of the existing hospital. From the existing handhole, the new INET cable will continue to the existing termination location within the first floor MDF of the hospital.
- New CATV pedestals will be located along Agnus Drive to provide a location to convert the fiber optic signal to an RF signal, which will allow coaxial cable to be installed to each of the residences.

ASSUMPTIONS

- A. The existing service panels at the residences along Agnus Drive can physically accept a 3" service conduit. It is assumed that approximately 25% (7) of the service panels will require replacement.
- B. The CATV utility company will allow the INET cable within their underground infrastructure.
- C. Recent trends show that features offered by the telephone utility and features offered by the CATV utility are migrating to be the same thing. We do not have information on what these utilities would provide when they perform their designs. It is our assumption that whatever features the service planners for these utilities could offer us today for replacing the existing Agnus Drive infrastructure, it would likely change before their design could be completed.
- D. There is a single pair telephone cable between the overhead lines behind 309 Agnus Drive and the VCMC Boiler building. We assume that this line has been abandoned.
- E. There is a single pair telephone cable between the overhead lines behind 241 Agnus Drive and the VCMC gas meter. Southern California Gas Company has informed us that this connection will be removed later this year.

OPINION OF PROBABLE CONSTRUCTION COST

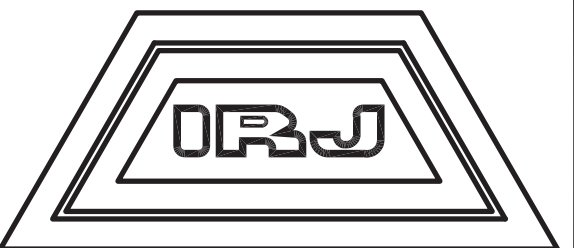
- A. Our opinion of probable construction cost is \$2,615,300.
- B. It is our opinion that this cost will likely increase as the design progresses.



Sincerely,

Jack V. Ivers, PE
President

Attachments: Exhibit 1 - Preliminary Plans (six pages)
Exhibit 2 - Preliminary Opinion of Probable (one page)

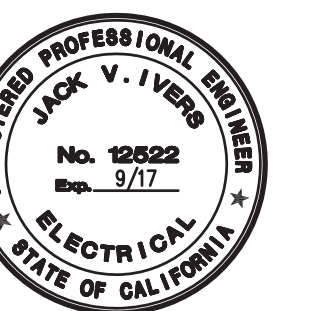


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PM CK DR APPROVALS



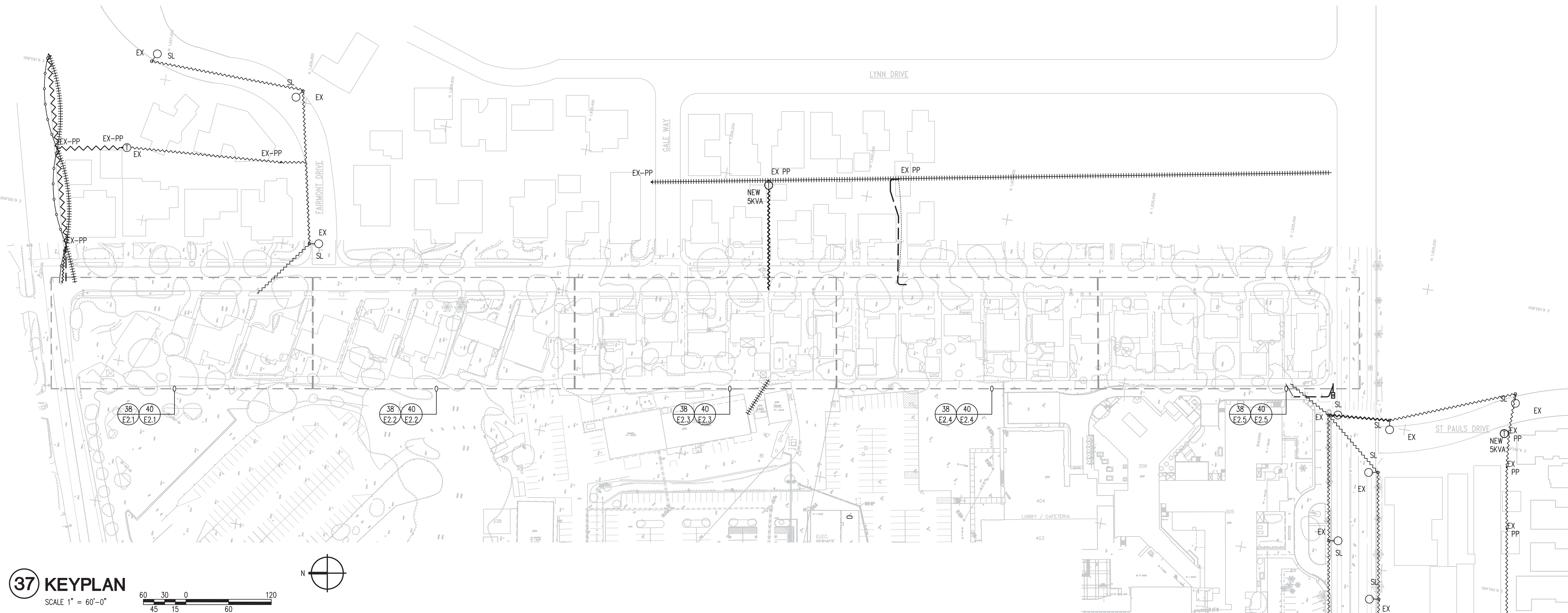
REVISIONS		
NO	DESCRIPTION	DATE

PROJECT
VCMC ELECTRICAL UTILITY CONVERSION ENGINEERING EVALUATION
 AGNUS DRIVE
 AE NUMBER 17-015
 EXHIBIT 1

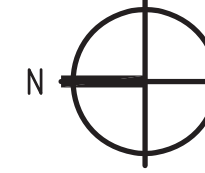
3921 LOMA VISTA ROAD VENTURA, CA 93003
 SHEET DESCRIPTION
 KEY PLAN, SYMBOL LIST

COUNTY OF VENTURA
 PUBLIC WORKS AGENCY
 ENGINEERING SERVICES DEPARTMENT

PROJECT NO.	SHEET NO.
1628-00	E1.1
DATE	OF
02/21/17	
PROJECT NUMBER	DRAWING NUMBER



37 KEYPLAN
 SCALE 1" = 60'-0"



- UTILITY SERVICE POINT
- ⊙ UTILITY POLE MOUNTED TRANSFORMER
- ~~~~~ OVERHEAD MEDIUM VOLTAGE CABLE RUN.
- ~~~~~ OVERHEAD LOW VOLTAGE CABLE RUN.
- ##### OVERHEAD TELEPHONE CABLE RUN.
- OVERHEAD CATV CABLE RUN.
- UNDERGROUND CONDUIT RUN.

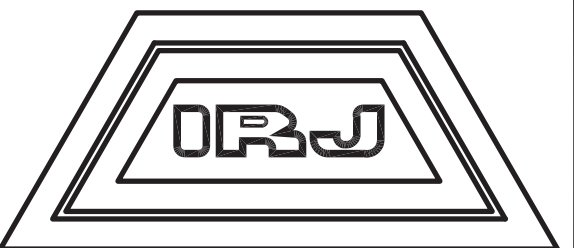
⊙
 12
 E2
 DETAIL REFERENCE. TOP NUMBER INDICATES DETAIL NUMBER. BOTTOM NUMBER INDICATES DRAWING NUMBER.

Electrical Abbreviations

EX	EXISTING
P1-P5	3'X5'X4'D TRAFFIC RATED POWER PULL BOX.
P6-P11	2'6"X4'X4'D TRAFFIC RATED POWER PULL BOX.
PME	16KV PADMOUNTED SWITCH
SL	CITY STREET LIGHTING STANDARD.
T1-T4	4'6"X6'X7'D TELEPHONE SYSTEM MANHOLE
TA-TE	TELEPHONE SYSTEM PEDESTAL
V1-V7	4'6"X6'X7'D CATV SYSTEM MANHOLE
V	CATV SYSTEM PEDESTAL
NTS	NOT TO SCALE
UN	UNLESS OTHERWISE NOTED

40 SYMBOL LIST

15/08/08/09 201701 E218-01/06 © IRJ ENGINEERS, INC.



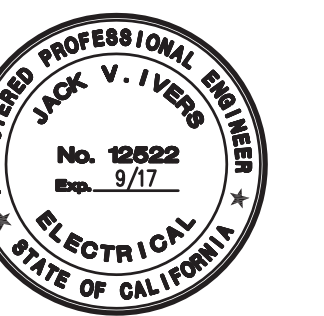
IRJ ENGINEERS, INC.

MECHANICAL & ELECTRICAL ENGINEERS

2497 EAST HARBOR BOULEVARD SUITE 1 VENTURA, CA 93001 (805) 642-2355 FAX (805) 658-0623

PM CK DR

APPROVALS



REVISIONS

NO	DESCRIPTION	DATE

PROJECT

VCMC ELECTRICAL UTILITY CONVERSION ENGINEERING EVALUATION

AGNUS DRIVE AE NUMBER 17-015

EXHIBIT 1

3921 LOMA VISTA ROAD VENTURA, CA 93003

SHEET DESCRIPTION NORTH DEMOLITION PLAN, NORTH NEW WORK PLAN

PROJECT NO.

1628-00

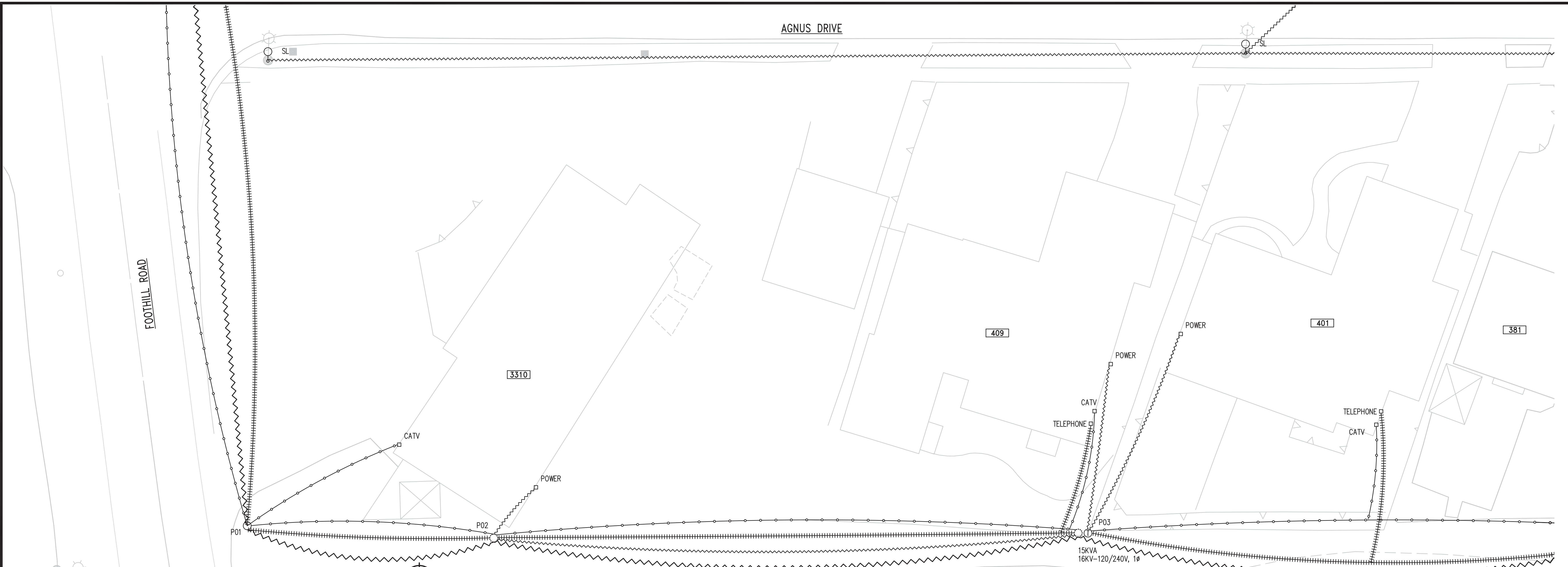
DATE

02/21/17

SHEET NO.

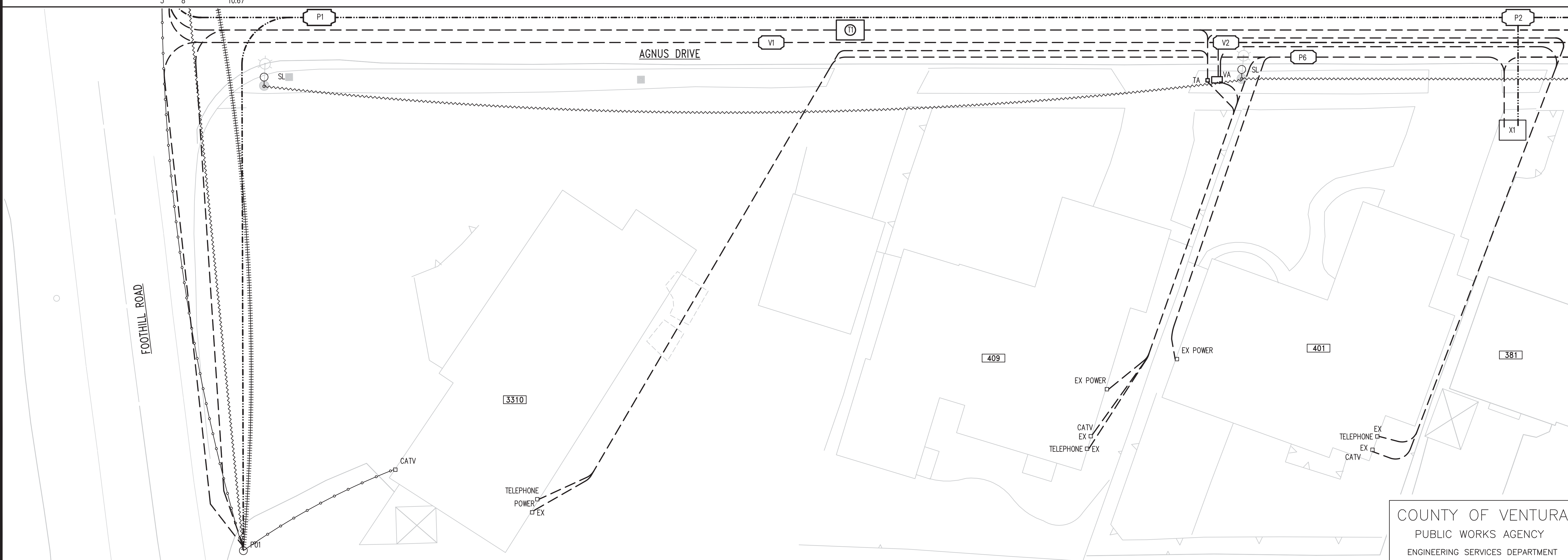
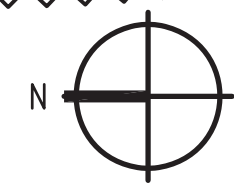
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OF



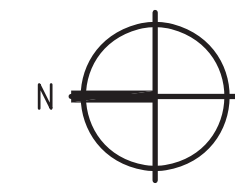
38 NORTH DEMOLITION PLAN

SCALE 3/32" = 1'-0"



40 NORTH NEW WORK PLAN

SCALE 3/32" = 1'-0"



COUNTY OF VENTURA
PUBLIC WORKS AGENCY
ENGINEERING SERVICES DEPARTMENT

PROJECT MANAGER

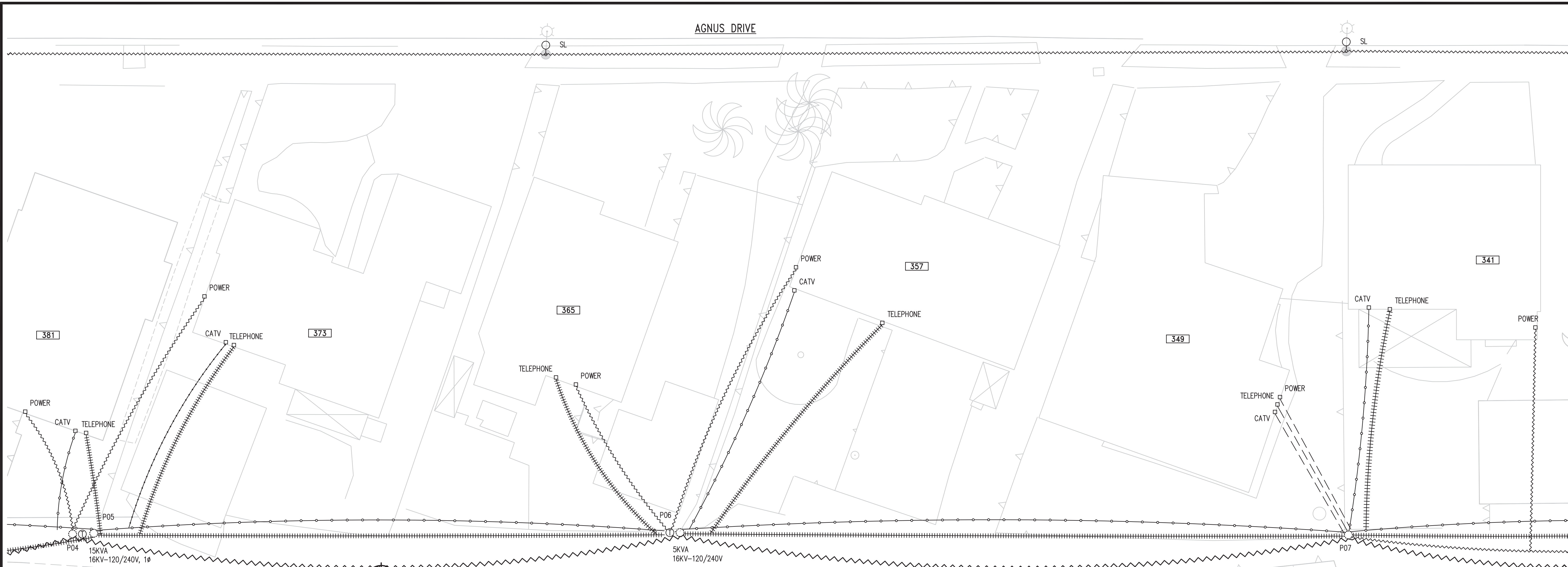
SPEC. NUMBER

SHEET OF

PROJECT NUMBER

DRAWING NUMBER

1628-00-01 02/21/17 02/21/17 IRJ ENGINEERS, INC.

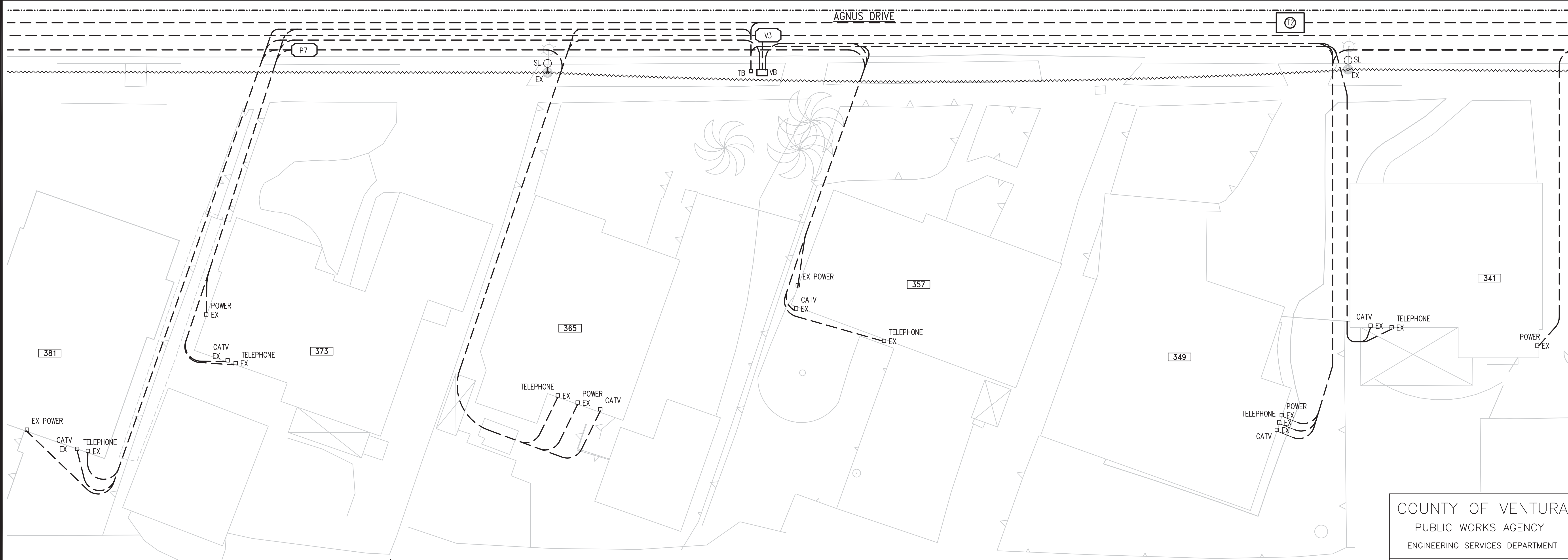


38 MIDDLE NORTH DEMOLITION PLAN N

SCALE 3/32" = 1'-0"

10.67 5.33 0 21.3

3 8 10.67

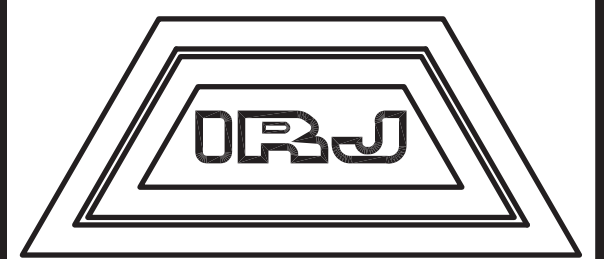


40 MIDDLE NORTH NEW WORK PLAN N

SCALE 3/32" = 1'-0"

10.67 5.33 0 21.3

3 8 10.67



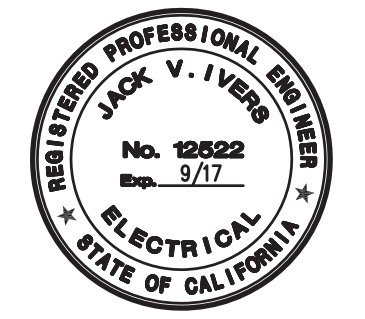
IRJ ENGINEERS, INC.

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SUITE 1
VENTURA, CA 93001
(805) 642-2355
FAX (805) 658-0623

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APPROVALS



REVISIONS		
NO	DESCRIPTION	DATE

PROJECT

**VCMC ELECTRICAL
UTILITY CONVERSION
ENGINEERING
EVALUATION**

**AGNUS DRIVE
AE NUMBER 17-015**

EXHIBIT 1

3921 LOMA VISTA ROAD
VENTURA, CA 93003

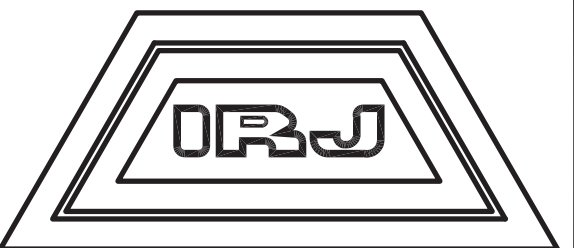
SHEET DESCRIPTION

MIDDLE NORTH DEMOLITION PLAN,
MIDDLE NORTH NEW WORK PLAN

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
ENGINEERING SERVICES DEPARTMENT

PROJECT NO.	SHEET NO.
1628-00	E2.2
DATE	OF
02/21/17	
PROJECT MANAGER	SHEET OF
SPEC. NUMBER	DRAWING NUMBER

1/15/2018 10:00 AM 2/21/2017 3:30 PM © IRJ ENGINEERS, INC.



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APPROVALS



REVISIONS

NO	DESCRIPTION	DATE

PROJECT

VCMC ELECTRICAL
UTILITY CONVERSION
ENGINEERING
EVALUATION

AGNUS DRIVE
AE NUMBER 17-015

EXHIBIT 1

3921 LOMA VISTA ROAD
VENTURA, CA 93003

SHEET DESCRIPTION
CENTER DEMOLITION PLAN,
CENTER NEW WORK PLAN

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
ENGINEERING SERVICES DEPARTMENT

PROJECT MANAGER	SHEET	OF
SPEC. NUMBER	PROJECT NUMBER	DRAWING NUMBER

PROJECT NO.

1628-00

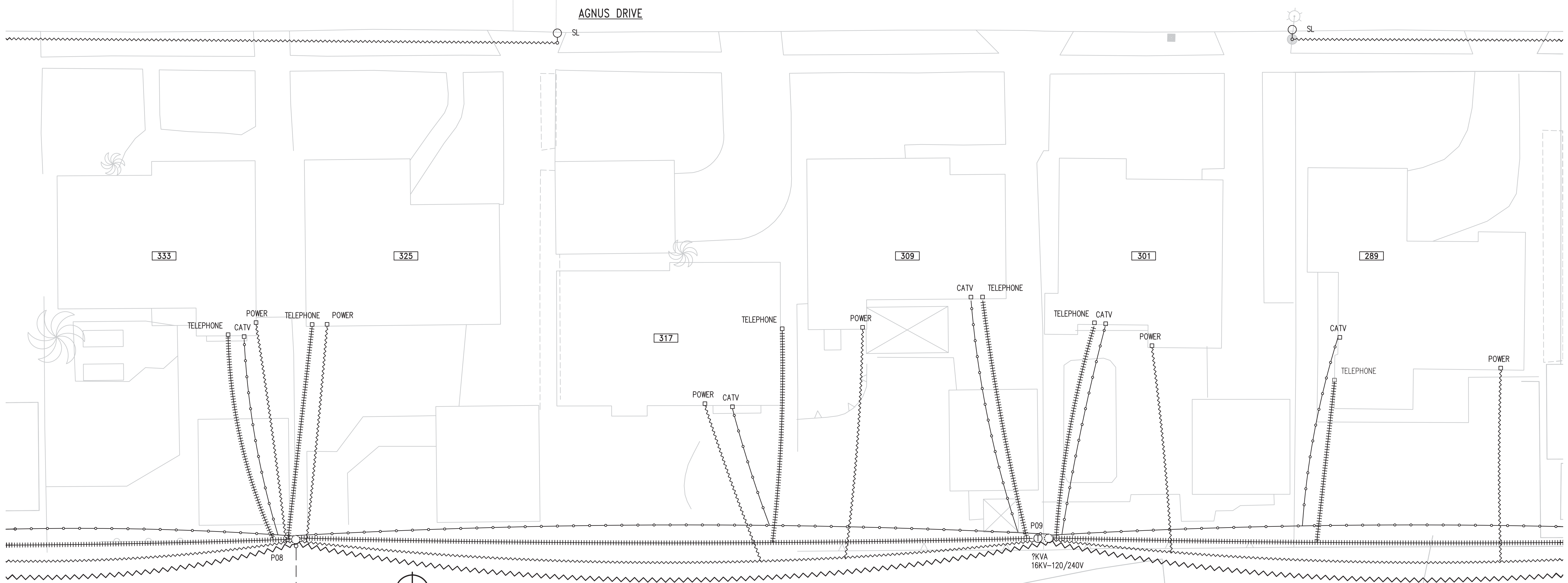
DATE

02/21/17

SHEET NO.

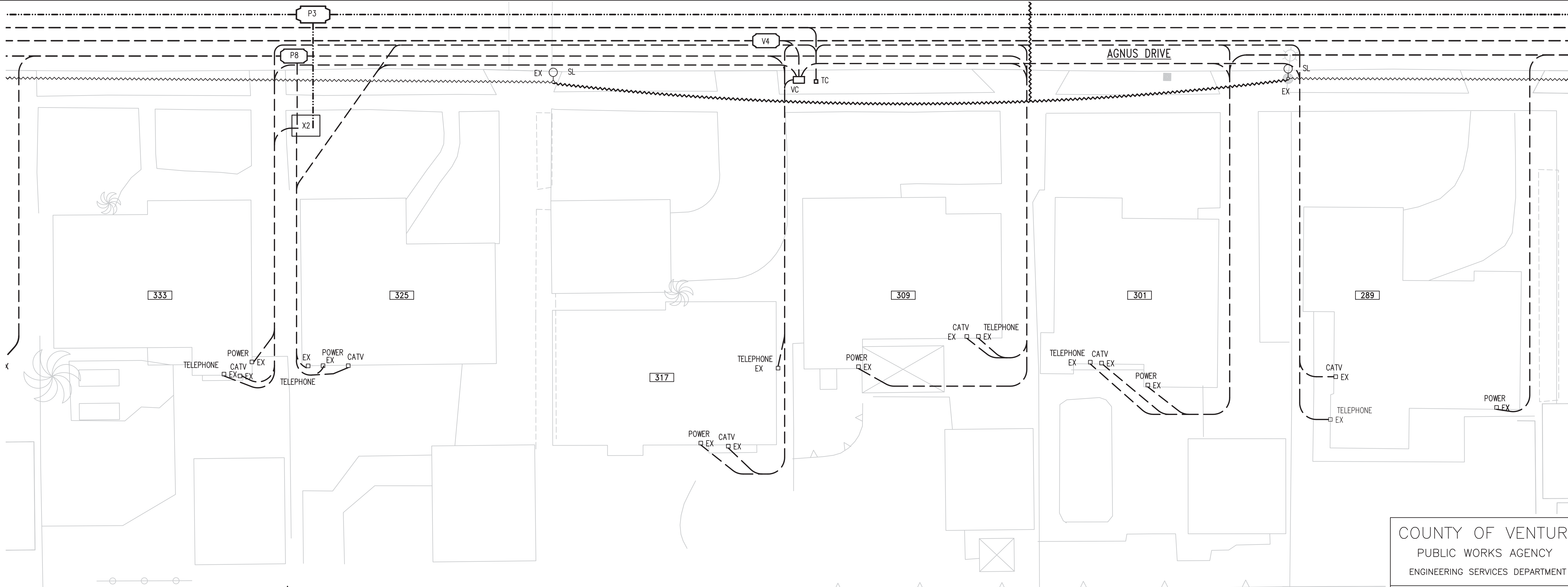
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OF



38 CENTER DEMOLITION PLAN

SCALE 3/32" = 1'-0"

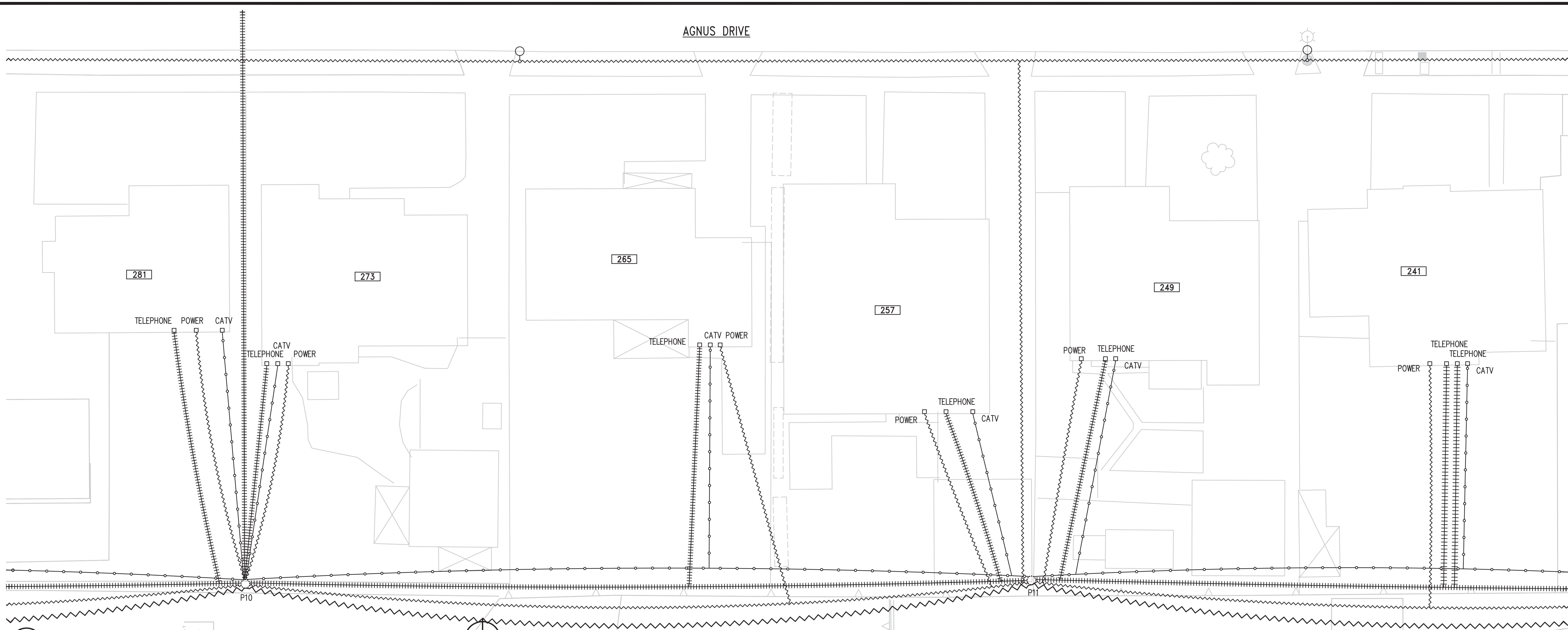


40 CENTER NEW WORK PLAN

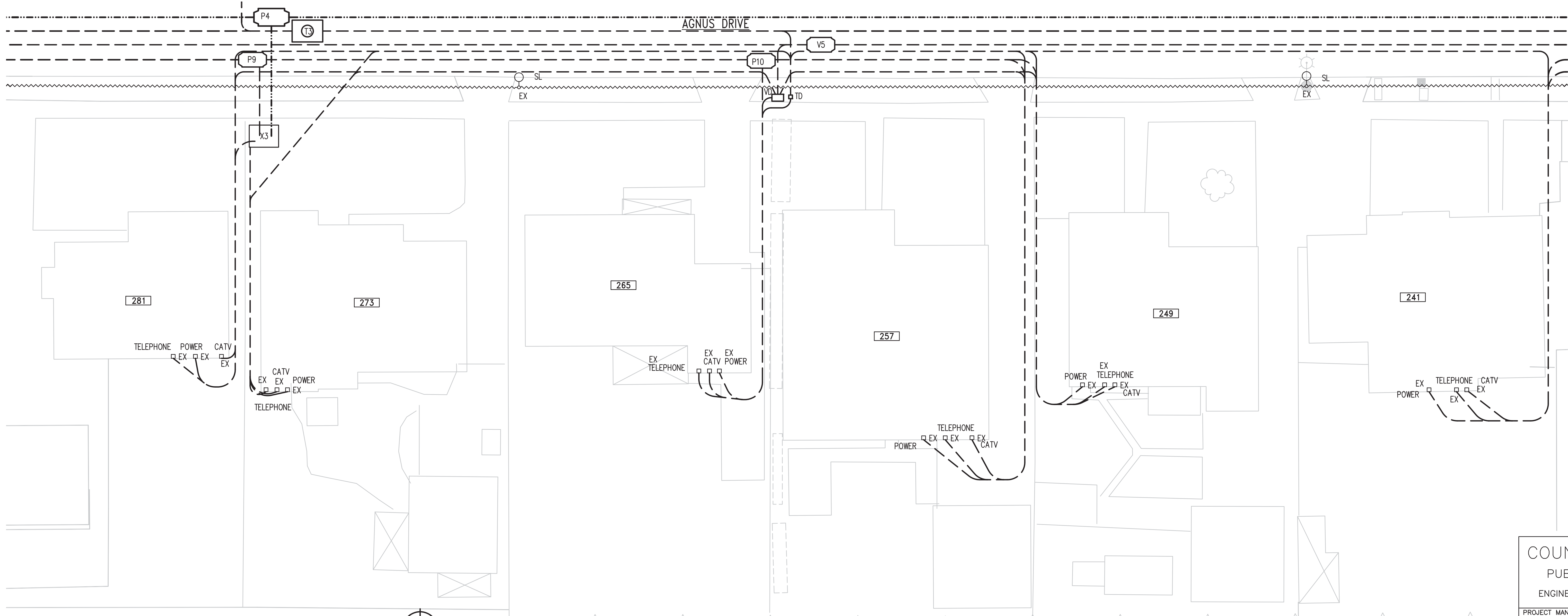
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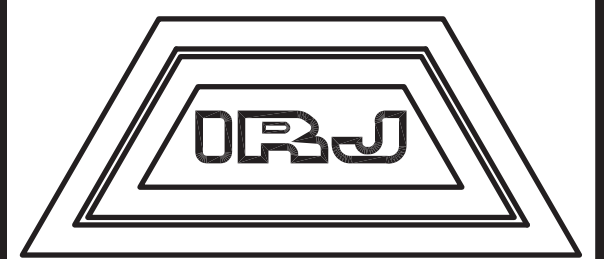
16/08/08/09 201701 02/21/17 3:39 PM IRJ ENGINEERS, INC.



38 MIDDLE SOUTH DEMOLITION PLAN
 SCALE 3/32" = 1'-0"
 10.67 5.33 0 21.3
 3 8 10.67

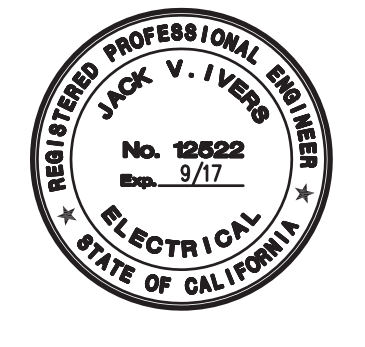


40 MIDDLE SOUTH NEW WORK PLAN
 SCALE 3/32" = 1'-0"
 10.67 5.33 0 21.3
 3 8 10.67



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APPROVALS



REVISIONS

NO	DESCRIPTION	DATE

PROJECT
 VCMC ELECTRICAL
 UTILITY CONVERSION
 ENGINEERING
 EVALUATION
 AGNUS DRIVE
 AE NUMBER 17-015
 EXHIBIT 1

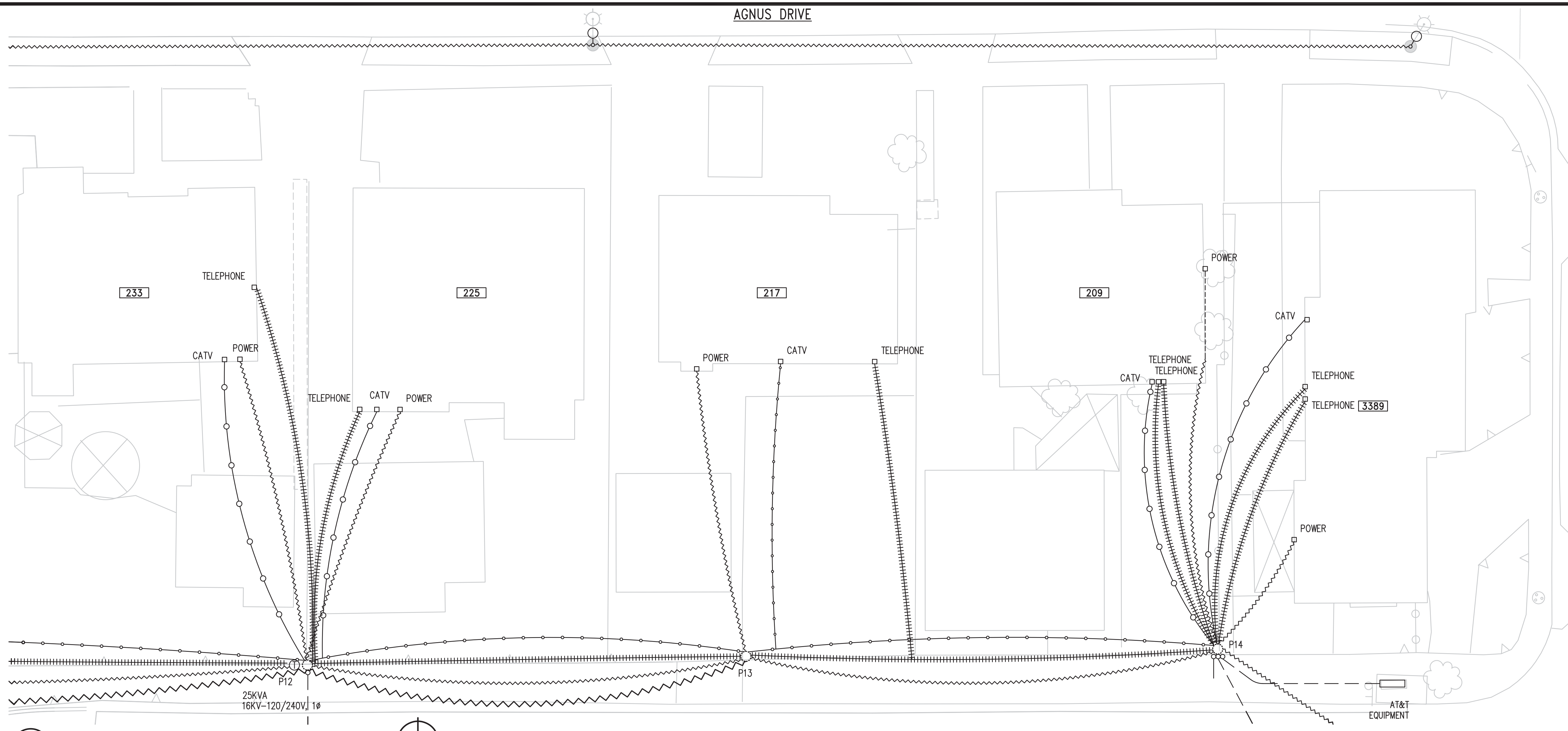
3921 LOMA VISTA ROAD
 VENTURA, CA 93003
SHEET DESCRIPTION
 MIDDLE SOUTH DEMOLITION PLAN,
 MIDDLE SOUTH NEW WORK PLAN

COUNTY OF VENTURA
 PUBLIC WORKS AGENCY
 ENGINEERING SERVICES DEPARTMENT

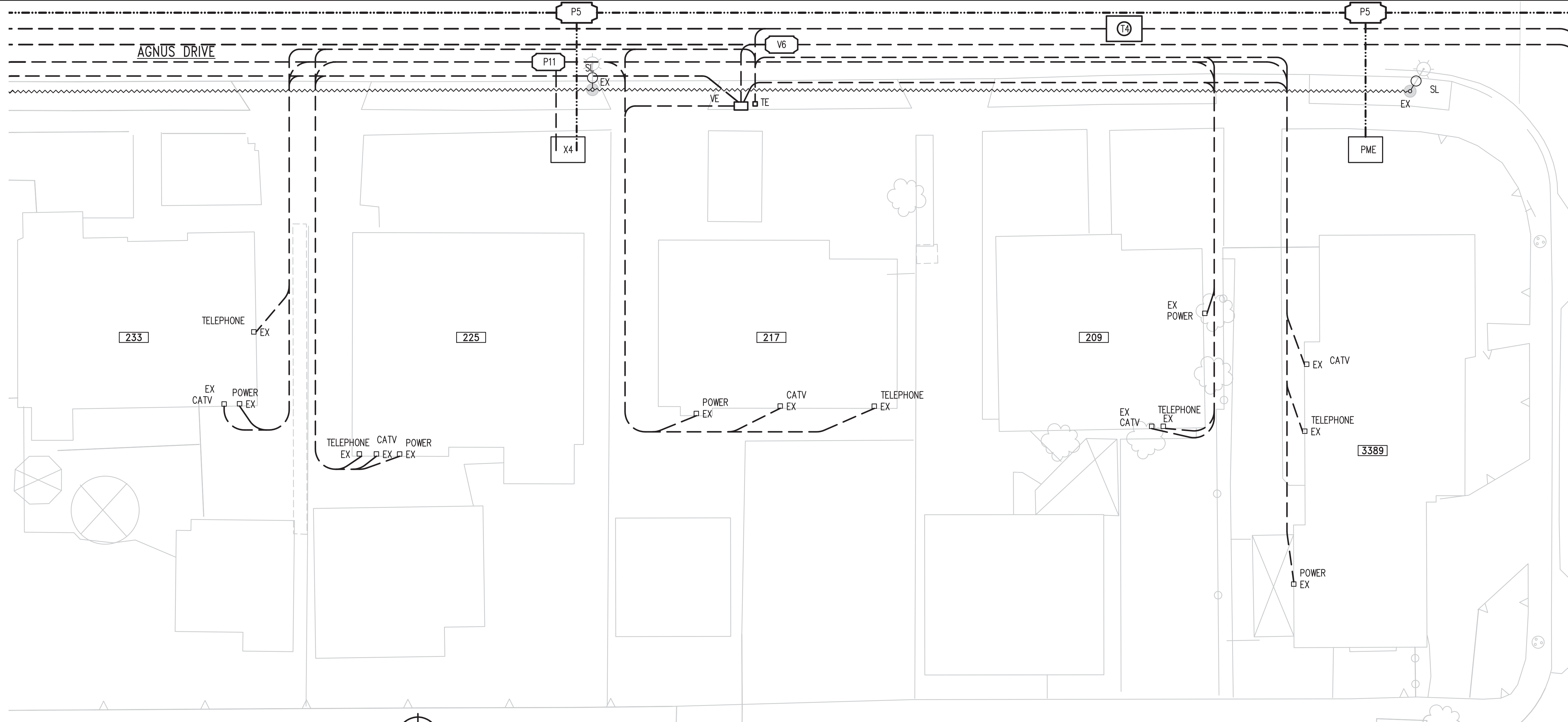
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SPEC. NUMBER	DATE	
PROJECT NUMBER	DRAWING NUMBER	

PROJECT NO. 1628-00	SHEET NO. E2.4
DATE 02/21/17	OF

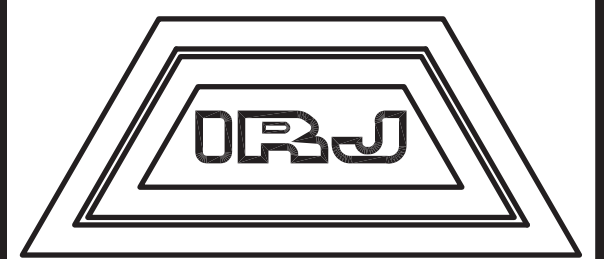
1628-00-01 02/21/17 1628-00-01 IRJ ENGINEERS, INC.



38 SOUTH DEMOLITION PLAN
 SCALE 3/32" = 1'-0"
 10.67 5.33 0 21.3
 3 8 10.67

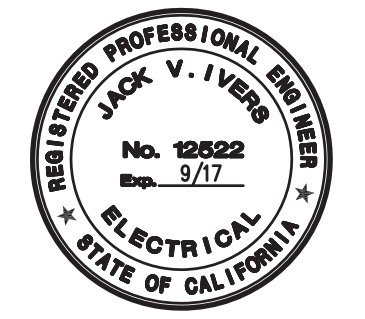


40 SOUTH NEW WORK PLAN
 SCALE 3/32" = 1'-0"
 10.67 5.33 0 21.3
 3 8 10.67



IRJ ENGINEERS, INC.
 MECHANICAL &
 ELECTRICAL ENGINEERS
 2497 EAST HARBOR BOULEVARD
 SUITE 1
 VENTURA, CA 93001
 (805) 642-2355
 FAX (805) 658-0623

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APPROVALS



REVISIONS

NO	DESCRIPTION	DATE

PROJECT
 VCMC ELECTRICAL
 UTILITY CONVERSION
 ENGINEERING
 EVALUATION
 AGNUS DRIVE
 AE NUMBER 17-015
 EXHIBIT 1

3921 LOMA VISTA ROAD
 VENTURA, CA 93003
SHEET DESCRIPTION
 SOUTH DEMOLITION PLAN,
 SOUTH NEW WORK PLAN

COUNTY OF VENTURA
 PUBLIC WORKS AGENCY
 ENGINEERING SERVICES DEPARTMENT

PROJECT MANAGER	SHEET	OF
SPEC. NUMBER	DATE	
PROJECT NUMBER	DRAWING NUMBER	

PROJECT NO. 1628-00
 SHEET NO. **E2.5**
 DATE 02/21/17
 OF

1/15/2018 10:21:03 AM 2/21/2017 3:37PM © IRJ ENGINEERS, INC.

VCMC Electrical Utility Conversion Engineering Evaluation
 AE Number 17-015

VENTURA CITY COST INDEX		MATERIAL =		0.98																\$2,615,300.00		
(BASED ON MEANS 2015 OXNARD)		TAX=		1.08																		
		LABOR =		1.07																		
ITEM NO.	DESCRIPTION	QUANTITY	PER	INDEX	MATERIAL	SUBTOTAL	INDEX	LABOR	SUBTOTAL	TOTAL												
	4"C. PVC POWER	4240	LF	1.05	\$5.40	\$24,047.10	1.07	\$8.75	\$39,808.30	\$63,855.40												
	4"C. PVC TELEPHONE	4410	LF	1.05	\$5.40	\$25,011.25	1.07	\$8.75	\$41,404.39	\$66,415.64												
	4"C. PVC CATV	5830	LF	1.05	\$5.40	\$33,064.76	1.07	\$8.75	\$54,736.41	\$87,801.17												
	3"C. PVC POWER	5180	LF	1.05	\$3.90	\$21,217.66	1.07	\$5.45	\$30,291.86	\$51,509.52												
	3"C. PVC TELEPHONE	735	LF	1.05	\$3.90	\$3,010.61	1.07	\$6.45	\$5,086.82	\$8,097.44												
	3"C. PVC CATV	260	LF	1.05	\$4.90	\$1,338.05	1.07	\$7.45	\$2,078.40	\$3,416.45												
	2"C. PVC CATV	4640	LF	1.05	\$1.78	\$8,674.43	1.07	\$3.65	\$18,172.33	\$26,846.76												
	1"C. PVC TELEPHONE	4920	LF	1.05	\$0.87	\$4,495.60	1.07	\$2.19	\$11,561.36	\$16,056.96												
	3/C 4/0 ALUMINUM CABLE	5700	LF	1.05	\$7.85	\$46,994.55	1.07	\$2.74	\$16,758.11	\$63,752.67												
	75 OHM COAX RG6/U	51.4	CLF	1.05	\$125.00	\$6,748.02	1.07	\$54.50	\$3,005.79	\$9,753.81												
	2-PAIR - 18AWG NO SHIELD	54.4	CLF	1.05	\$80.00	\$4,570.80	1.07	\$67.50	\$3,940.06	\$8,510.85												
	2/0 ALUMINUM XLP	77	CLF	1.05	\$299.00	\$24,180.48	1.07	\$243.00	\$20,076.90	\$44,257.38												
	2-1/2' X 4' X 4' HANDHOLE WITH TRAFFIC LID	13	EA	1.05	\$2,000.00	\$27,307.15	1.07	\$570.00	\$7,950.93	\$35,258.08												
	3' X 4' X 4' HANDHOLE WITH TRAFFIC LID	5	EA	1.05	\$2,250.00	\$11,815.59	1.07	\$775.00	\$4,157.88	\$15,973.47												
	4X6'X7'D MANHOLE	4	EA	1.05	\$6,050.00	\$25,416.66	1.07	\$1,520.00	\$6,523.84	\$31,940.50												
	PRECAST TRANSFORMER/SWITCH PAD	5	EA	1.05	\$1,200.00	\$6,301.65	1.07	\$500.00	\$2,682.50	\$8,984.15												
	200 PAIR OSP	2175	LF	1.05	\$10.59	\$24,191.25	1.07	\$5.84	\$13,629.25	\$37,820.49												
	100 PAIR OSP	1070	LF	1.05	\$3.86	\$4,337.85	1.07	\$2.92	\$3,352.48	\$7,690.33												
	50 PAIR OSP	735	LF	1.05	\$2.10	\$1,621.10	1.07	\$1.85	\$1,459.01	\$3,080.11												
	16KV - 120/240V, 75KVA LIQUID FILLED TRANSFORMER	4	EA	1.05	\$4,200.00	\$17,644.62	1.07	\$1,700.00	\$7,296.40	\$24,941.02												
	16KV - 120/240V, 5KVA POLE MOUNTED TRANSFORMER	2	EA	1.05	\$1,200.00	\$2,520.66	1.07	\$500.00	\$1,073.00	\$3,593.66												
	OVERHEAD 6AWG DUPLEX STREET LIGHTING CABLE	325	LF	1.05	\$0.56	\$191.15	1.07	\$1.62	\$564.93	\$756.08												
	16KV - PADMOUNT PME SWITCH	1	EA	1.05	\$16,000.00	\$16,804.40	1.07	\$6,000.00	\$6,438.00	\$23,242.40												
	150A - 120/240V PANELBOARD	7	EA	1.05	\$1,025.00	\$7,535.72	1.07	\$900.00	\$6,759.90	\$14,295.62												
	SINGLE MODE 6 STRAND FIBER INET CABLE	1900	LF	1.05	\$0.70	\$1,396.87	1.07	\$6.20	\$12,639.94	\$14,036.81												
	SINGLE MODE 48 STRAND FIBER CATV CABLE	1800	LF	1.05	\$1.04	\$1,966.11	1.07	\$7.50	\$14,485.50	\$16,451.61												
	OPTICAL NODES	14	EA	1.05	\$200.00	\$2,940.77	1.07	\$180.00	\$2,703.96	\$5,644.73												
	CATV PEDESTALS	5	EA	1.05	\$550.00	\$2,888.26	1.07	\$500.00	\$2,682.50	\$5,570.76												
	TELEPHONE PEDESTALS	5	EA	1.05	\$320.00	\$1,680.44	1.07	\$400.00	\$2,146.00	\$3,826.44												
	GROUND RODS	26	EA	1.05	\$524.30	\$24,238.20	1.07	\$79.50	\$2,217.89	\$27,456.09												
	SERVICE CONNECTIONS AT EACH HOUSE	26	EA	1.05	\$1,300.00	\$35,499.30	1.07	\$2,200.00	\$61,375.60	\$96,874.90												
	TRENCHING AND BACKFILL	7042	LF	1.05		\$0.00	1.07	\$12.50	\$94,450.83	\$94,450.83												
	SAWCUTTING	6470	LF	1.05	\$0.15	\$1,019.29	1.07	\$1.79	\$12,426.73	\$13,446.03												
	ASPHALT REMOVAL	3199	SY	1.05		\$0.00	1.07	\$7.12	\$24,438.74	\$24,438.74												
	ASPHALT PAVING	28790	SF	1.05	\$10.28	\$310,840.65	1.07	\$2.85	\$88,041.26	\$398,881.91												
	CONCRETE REMOVAL	312	SY	1.05	\$0.00	\$0.00	1.07	\$11.70	\$3,918.27	\$3,918.27												
	CONCRETE PAVING	2809	SF	1.05	\$11.50	\$33,927.56	1.07	\$5.30	\$15,974.50	\$49,902.06												
	MATERIALS AND LABOR SUBTOTAL					\$741,724.63			\$646,310.59	\$1,388,035.23												
	MATERIAL COST INC. CONT.				1.20	\$890,069.56																
	LABOR COST INC. CONT.				1.50				\$969,465.89													
	TOTAL MATERIAL AND LABOR																					\$1,859,535.45
	GENERAL CONDITIONS/GENERAL REQUIREMENTS/PROFIT AND OVERHEAD				1.29																	\$2,398,800.73
	SCE/AT&T/CHARTER DESIGN COSTS								\$150,000.00	\$2,548,800.73												
	CITY OF VENTURA PERMIT FEES								\$6,500.00	\$2,555,300.73												
	BONDS AND INSURANCE				1.03																	\$ 2,615,270.75

IRJ JOB NO. 1628-00

Appendix B



April 25, 2016

COUNTY OF VENTURA
PUBLIC WORKS AGENCY L#1640
800 S. VICTORIA AVENUE
VENTURA, CA 93009
ATTN: DAVE JACKSON

RE: Undergrounding along Agnes St, Ventura

Dear Dave,

Here are a few important issues that will need to be addressed if you wish to proceed with the undergrounding of Agnes St in Ventura.

- 1) If you proceed, SCE will request a Preliminary Engineering Fee to cover some of the initial design cost for this project.
- 2) Tech Planning would handle this project, so if you do move forward, I will be handing this over to our other department
- 3) SCE requires a surveyed site plan and CAD file of streets, property lines and potential transformer locations.
- 4) Grant deeds will be required for every property, and easements will need to be taken on just about every other property for handholes, transformers and conduits. This will be the most difficult task, as getting people to grant SCE easements can be very difficult and time-consuming. If one customer refuses to sign the easement, then the whole project will fall through. In my experience, getting 20+ homeowners to sign easements would be extremely difficult. A few customers will have to have allow us to install a padmount transformer in their front yards.
- 5) SCE design standards state that we install new underground systems in the front parkway area of residential neighborhoods. Therefore all transformers and handholes will be out in front of the homes along Agnus. Installing the equipment at the rear property line on hospital property will not be allowed. Additionally, the last 6 customers on Agnus back up to the alley at VCMC, and there is no room for conduit in this alley.
- 6) We will not have a cost until we design the project and enter it in to the computer, but the customer is responsible for labor and materials, installing structures, conduits and cutting over all the resident's panels from OH to UG, with additional billing for easements, permits, etc.

Please let me know if you require any additional information at this point.

Thank you,

A handwritten signature in black ink, appearing to read "Karin Kersteter", with a stylized flourish at the end.

Karin Kersteter

Planner 2

10060 Telegraph Rd, Ventura, CA 93004
(805)654-7362

Planning Dept.
10060 Telegraph Rd.
Ventura, CA 93004

Letter 11

From: [nita shulman](#)
To: [Schlageter, Shawna](#)
Subject: Five-Story Replacement Clinic at Ventura County Medical Center
Date: Tuesday, April 11, 2017 3:01:05 PM

I am a resident in the area of Agnus Drive and Fairmont Drive.

I am at a loss as to why the County even bothers to solicit the comments of the neighbors of the County Medical Center. The County has repeatedly blocked our views with illegal heights of its buildings and does whatever it wants with respect to the Medical Center. While I realize that the hospital is necessary and provides services and jobs in the community, the County's complete disregard for any consideration to be extended to its neighbors is distressing. For example, it would a great help if the County would cut down the trees in the middle of the property and to the east of Hillmont Avenue so that residents could have some views of the ocean and the islands. Even if the County would just lower the height of these trees to the height of the utility poles, it would be helpful. But the County continues to refuse to even make this small effort of consideration to placate its neighbors. It is my understanding that these trees were supposed to be removed as part of the previous court settlement, but they are still there. Why? We never receive a proper answer to these questions. So go ahead and pretend to care what the neighbors think and do what you are going to do in any event. We apparently have no choice in the matter.

11.1

Nita Nash